



- 5/6 Bedroom Extended Family Home
- Open Plan Kitchen Diner
- 4 Reception Rooms
- Utility Room

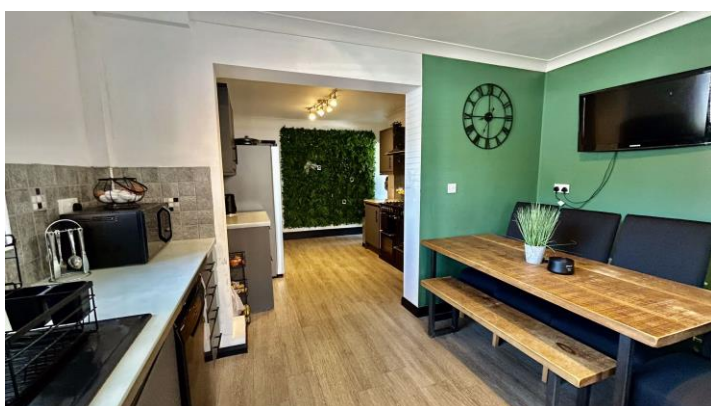
- Shower Room & 2 Bathrooms
- Well Presented Garden & Bar
- Driveway Parking
- Call Today To View

Brant Road, Lincoln, LN5 8RL,
Offers Over £400,000





Starkey&Brown is pleased to offer for sale this 5/6 bedroom family home located in the popular Brant Road area of Lincoln. Being a short drive from Lincoln city centre and offering quick access to all local amenities. Accommodation briefly comprises of entrance porch, entrance hallway, 2 large reception rooms, spacious kitchen/diner leading into a lounge and bar/activity area, utility, study and a shower room. Rising to the first floor there is a spacious landing, 6 bedrooms and 2 further bathrooms. To the rear of the property there is are seating and activity areas, a large laid lawn space, well manicured beds and borders. To the front of the property there is a large driveway parking for many vehicles and access to a studio. Call today to view. Council tax band: D. Freehold.



Entrance Hall

Leading into:

Reception Room 1

15' 2" x 12' 9" (4.62m x 3.88m)

Having uPVC double glazed bay window to side aspect, feature fireplace and radiator.

Reception Room 2

15' 0" x 13' 8" (4.57m x 4.16m)

Having uPVC double glazed window to front aspect, radiator and a feature fireplace.

Downstair Shower Room

12' 0" x 6' 3" (3.65m x 1.90m)

Having uPVC double glazed frosted window to side aspect, panelled bath, sink and large double shower, heated towel rail, tiled walls and floor.

Kitchen Diner Area 1

12' 3" x 9' 8" (3.73m x 2.94m)

Having wall and base units and counter worktops, oven, hob with extractor hood over, laminate wood effect flooring, space and plumbing for American style fridge freezer. Opening into:

Kitchen Diner Area 2

12' 3" x 9' 9" (3.73m x 2.97m)

Having counter worktops, plumbing for dishwasher, space for dining table, laminate wood effect flooring and uPVC double glazed window to front/side aspect.

Further Reception Room

22' 1" x 9' 6" (6.73m x 2.89m)

Having uPVC double glazed window to front/side aspect, French doors leading to rear garden. Fixed bar, laminate wood effect flooring and radiator.

Study

6' 9" x 5' 9" (2.06m x 1.75m)

Having radiator.

Utility Room

10' 6" x 5' 9" (3.20m x 1.75m)

Having sink, space and plumbing for laundry appliances.

Bedroom 1

13' 8" x 12' 9" (4.16m x 3.88m)

Having uPVC double glazed window to side aspect and radiator.

Bedroom 6/Dressing Room

7' 7" x 7' 11" (2.31m x 2.41m)

Having uPVC double glazed window to front aspect and radiator. Currently being used as a dressing room. This could be used as a bedroom.

Bedroom 2

12' 5" x 12' 3" (3.78m x 3.73m)

Having uPVC double glazed window to front aspect and a storage cupboard with shelving measuring 9' 4" x 2' 10" (2.84m x 0.86m).

Family Bathroom

7' 2" x 6' 3" (2.18m x 1.90m)

Having panelled bath with shower over, low level WC, sink, uPVC double glazed frosted window to rear aspect, vinyl flooring and tiled walls.

Bedroom 3

7' 2" x 12' 3" (2.18m x 3.73m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

13' 0" x 9' 9" (3.96m x 2.97m)

Having uPVC double glazed window to rear aspect and radiator, small storage area with shelving and rails.

Bedroom 5

14' 7" x 9' 6" (4.44m x 2.89m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

5' 4" x 9' 6" (1.62m x 2.89m)

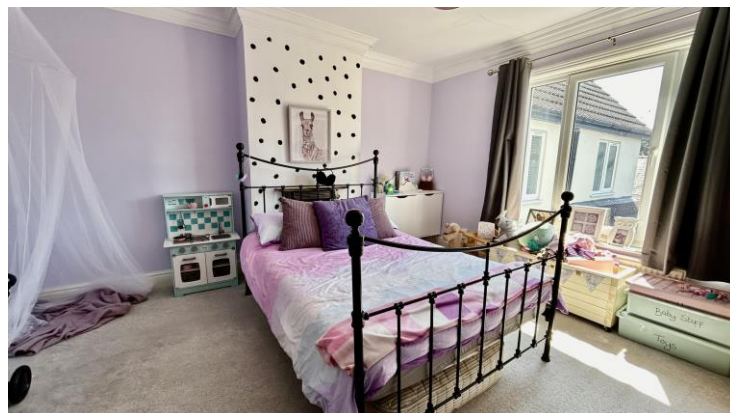
Having 'P' shaped bath with shower over with tiled walls, uPVC double glazed frosted window to front aspect, floating sink with storage and low level WC.

Outside Rear

Having shed, raised borders, 2 seating areas, 1 is covered pergola, a stone wrap round seating area, bar, patio area ideal for entertaining and relaxing.

Outside Front

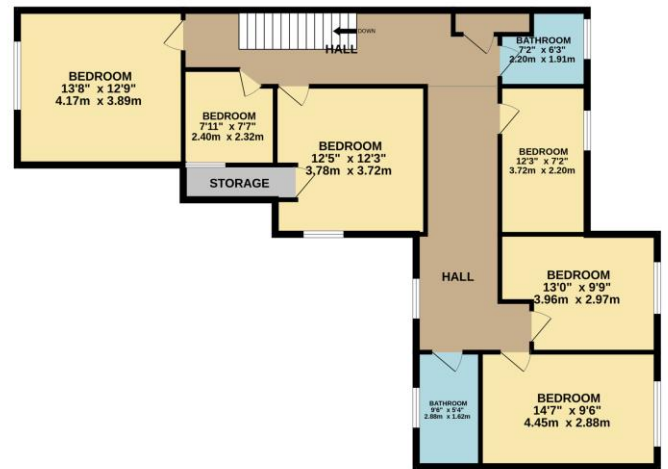
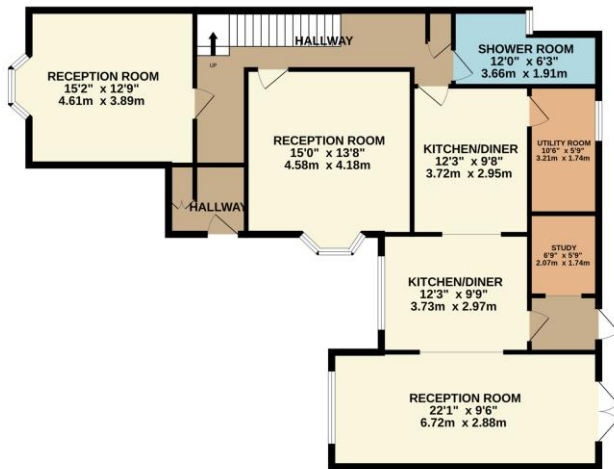
Having block paved driveway with parking for many vehicles. Studio currently being used as a tattoo studio with sink, vinyl flooring, heating, power and lighting.





GROUND FLOOR
1188 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 2340 sq.ft. (217.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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