



- Ideal First Time Buy/Investment Opportunity
- Renovation Project
- 2 Reception Rooms
- 3 Bedrooms

- Rear Garden
- Walking Distance To Lincoln City Centre
- No Chain
- Call Today To View

Monks Road, Lincoln, LN2 5PR,  
Guide Price £160,000 - £170,000







Starkey&Brown is delighted to offer for sale this 3 bedroom semi-detached house located on Monks Road - NO CHAIN. The property is in need of cosmetic renovation that has outstanding potential to future develop. Accommodation briefly comprises an entrance hall, 2 spacious reception rooms, a fitted kitchen and a rear porch to the ground floor. Rising to the first floor there are 3 generous sized bedrooms, bedrooms 1 and 2 having fitted wardrobes, separate WC and a family bathroom. To the rear of the property there is a well maintained private garden. To the front of the property there is mature shrubs and a gravelled pathway leading to front door. Further benefits of the property includes uPVC double glazing and gas fired central heating throughout. Monks Road benefits from a range of local amenities such as schooling at primary level, Co-op foodstore, post office, a regular bus service to and from Lincoln city centre, takeaways, doctors surgery and Arboretum Park. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.





### Reception Room 1

Having uPVC double glazed window to front aspect and radiator.

### Reception Room 2

14' 1" x 10' 4" (4.29m x 3.15m)

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

### Kitchen

8' 3" x 7' 2" (2.51m x 2.18m)

Having uPVC double glazed window to side aspect, a range of eye and base level units, worktop, freestanding oven, freestanding washing machine (items are available for sale) and a one and half stainless steel sink unit.

### Rear Porch

3' 8" x 3' 2" (1.12m x 0.96m)

Leading to rear garden.

### First Floor Landing

#### Bedroom 1

14' 1" x 8' 8" (4.29m x 2.64m)

Having uPVC double glazed window to rear aspect, fitted wardrobe and radiator.

#### Bedroom 2

13' 5" x 9' 7" (4.09m x 2.92m)

Having uPVC double glazed window to front aspect, fitted wardrobe and radiator.

#### Bedroom 3

8' 3" x 7' 2" (2.51m x 2.18m)

Having uPVC double glazed window to rear aspect and radiator.

### Bathroom

5' 1" x 4' 4" (1.55m x 1.32m)

Having uPVC double glazed frosted window to side aspect, panelled bath and wash hand basin, radiator and vinyl flooring.

### Separate WC

4' 6" x 3' 2" (1.37m x 0.96m)

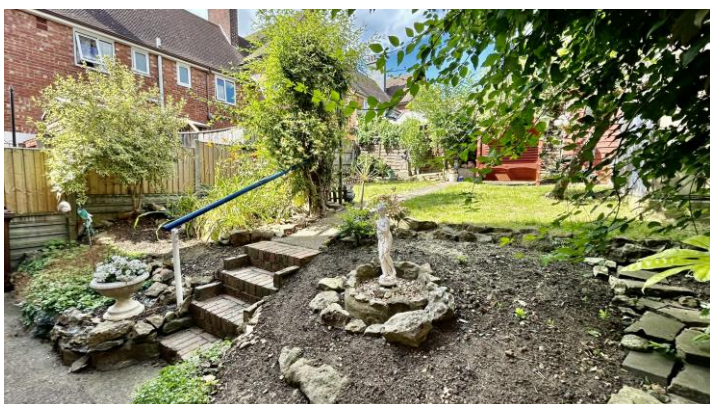
Having uPVC double glazed frosted window to side aspect, a low level WC and vinyl flooring.

### Outside Front

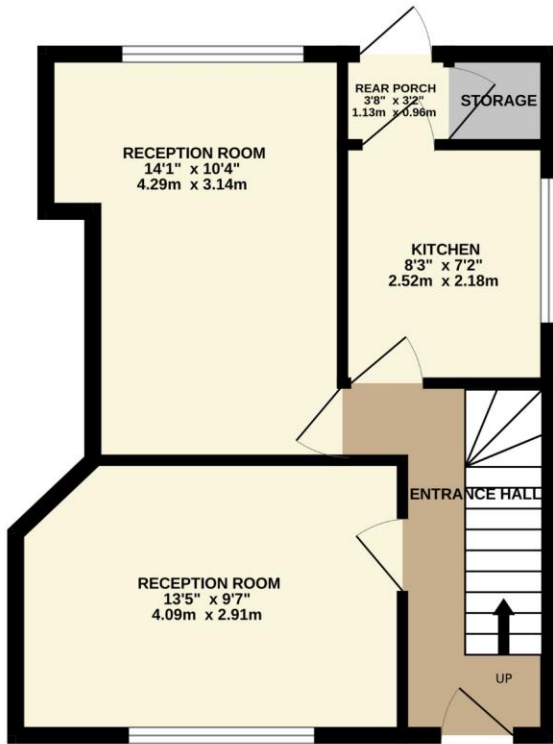
Having a gate entry, gravelled pathway leading to the front entry and mature plants. Access to the side of the property.

### Outside Rear

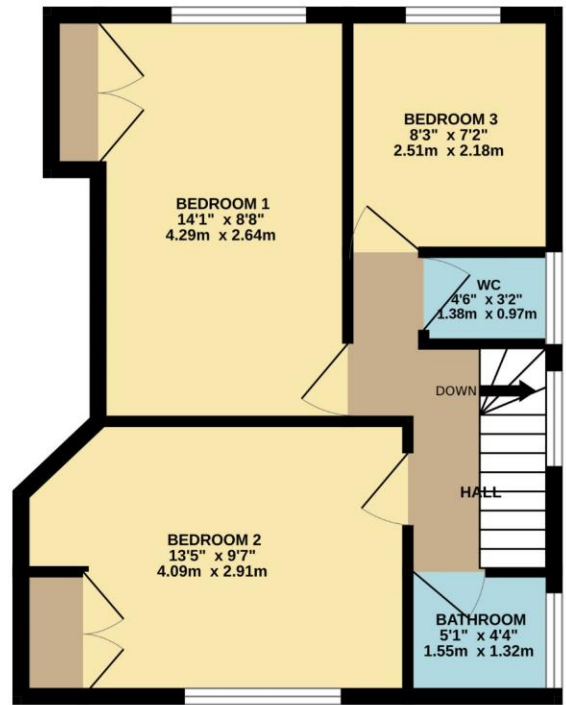
Having a concrete area, steps leading to a well-maintained lawn, flowers, plants, green house and garden shed to remain.



GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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