



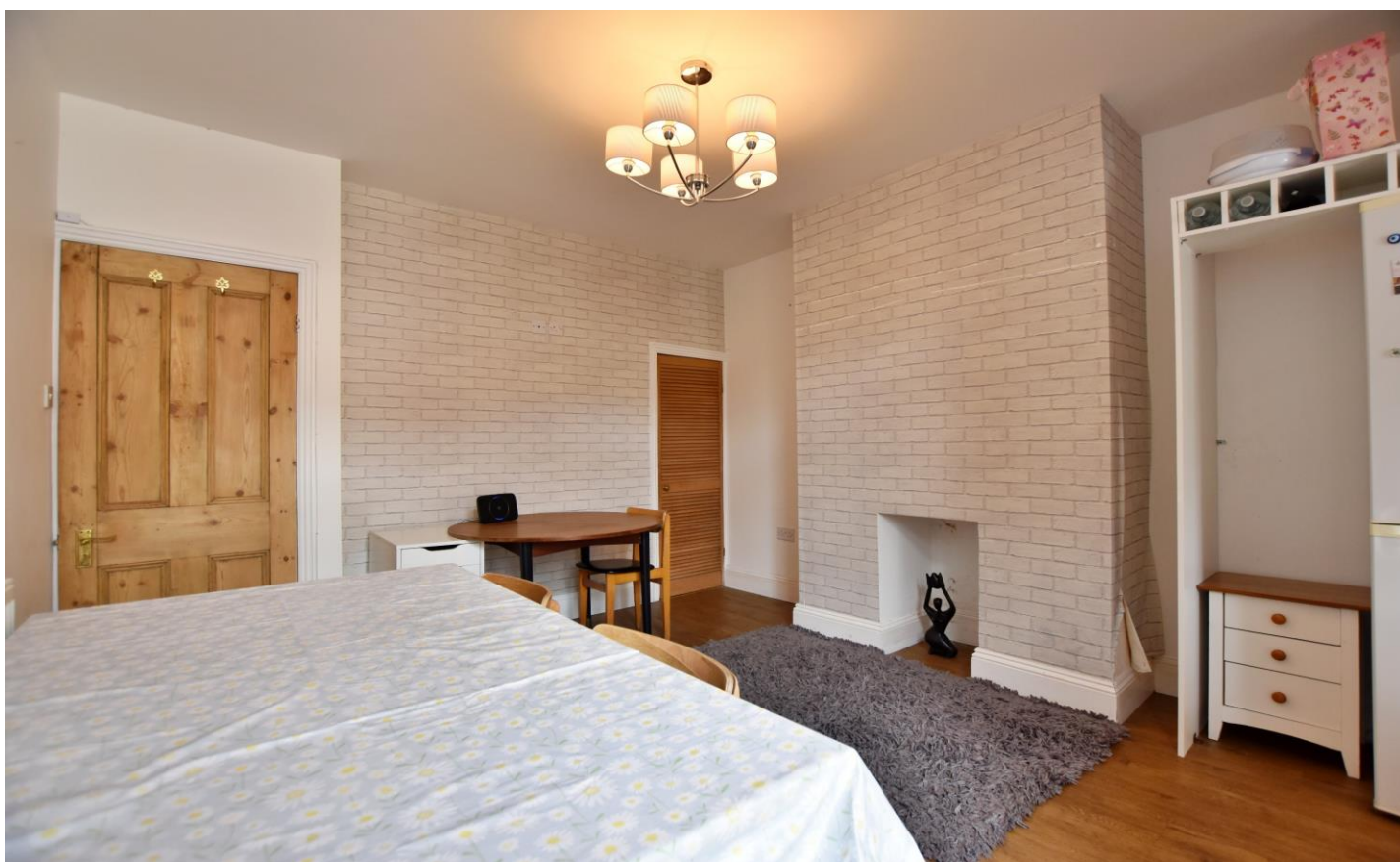
- Period Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen

- Courtyard Garden With Outbuilding
- City Centre Location
- Immaculate Presentation
- Call Today To View

Clarina Street, Monks Road, LN2 5LZ,  
£160,000







Situated within the Monks Road area of Lincoln city centre is this period terraced house. Boasting 2 double bedrooms and 2 reception rooms the property has immaculately accommodation throughout. Ground floor comprises of a bay fronted lounge, a separate dining room, a modern kitchen (renovated approximately 8 years ago). Rising to the first floor there are 2 double bedrooms with the master bedroom measuring an impressive 14'9 x 11'2 and featuring it's own single wardrobe, completing the first floor there is a 6'3 x 9'5 bathroom suite. To the rear of the property there is an enclosed garden with fenced and walled petimyers, having a courtyard arrangement and access to a brick built outbuilding. Clarina Street is conveniently situated nearby to a range of essential amenities which include schooling at primary level, Co-op food store and pharmacy, a short stroll to Lincoln's picturesque Arboretum and a regular bus service to and from Lincoln bus station. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: A. Freehold.





## Entrance via a shared passageway

### Access to:

#### Lounge

11' 3" x 11' 3" (3.43m x 3.43m)

Having uPVC double glazed bay window to front aspect, wood flooring, coved ceiling and radiator.

#### Dining Room

11' 3" x 12' 2" (3.43m x 3.71m)

Having wood effect flooring, radiator, French doors to rear aspect leading onto rear courtyard, understairs storage cupboard housing consumer unit and utility meters.

#### Kitchen

9' 3" x 6' 2" (2.82m x 1.88m)

Having a range of eye and base level units with counter worktops, space and plumbing for appliances, integral appliances such as double oven, microwave, 4 ring hob with extractor hood over, wood effect flooring, uPVC double glazed window to side aspect, one and a half sink and single drainer unit.

### First Floor Landing

#### Master Bedroom

19' 9" x 11' 2" (6.02m x 3.40m)

Having 2 uPVC double glazed windows to front aspect, storage cupboard with clothes rail and radiator.

#### Bedroom 2

12' 3" x 8' 2" (3.73m x 2.49m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

#### Bathroom

6' 3" x 9' 5" (1.90m x 2.87m)

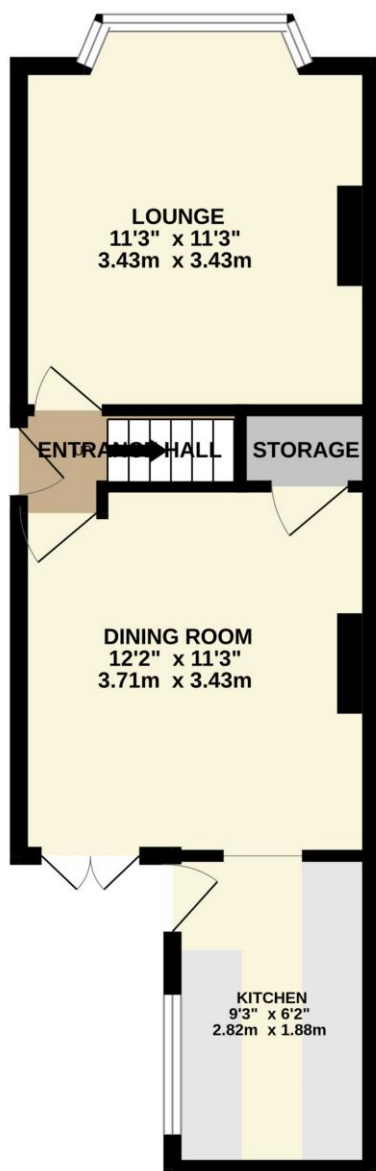
Having a 3 piece suite comprising of a panelled bath with shower head over, low level WC, heated hand towel rail, vinyl flooring, subway tiled surround, hasn wash basin unit, low level WC, uPVC double glazed obscured window to rear aspect and gas combination boiler.

#### Outside Rear

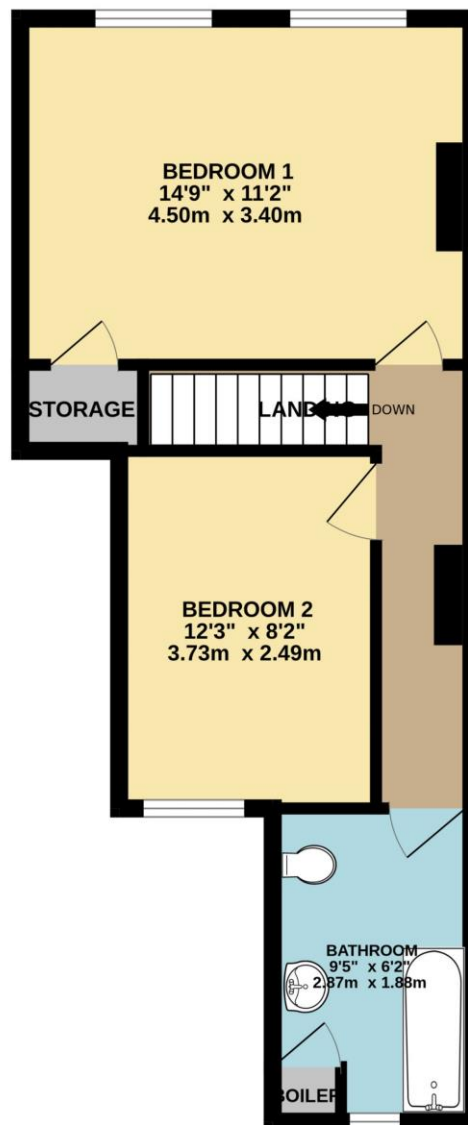
Having an enclosed courtyard with brick built outbuilding and access to a shared passageway.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE