



- Terraced House
- 2 Reception Rooms
- Two Bedrooms
- Additional Loft Space

- Investment Opportunity
- Renovation Project
- Ideal First Time Buy
- Call Today To View

Laceby Street, Monks Road, LN2 5NF,
Offers Over £105,000





Starkey&Brown are pleased to offer for sale this 2 bedroom period terrace property located within the Monks Road area of Lincoln. Accommodation briefly comprises a bay fronted lounge, dining room and kitchen. Rising to the first floor are 2 bedrooms and a 3 piece bathroom suite. Rising to the third floor there is an additional storage space which is currently being used as third bedroom but would make a fantastic home office. To the rear of the property there is a courtyard area with brick built shed. Further benefits of the property includes gas central heating, uPVC double throughout and being a short walk to Lincoln city centre. Monks Road benefits from local amenities such as primary school, regular bus service to and from Lincoln city centre, a range of off licenses, Co-op foodstore, doctors surgery, takeaways, Lincoln County Hospital and Arboretum Park. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.

Lounge

Having bay fronted window to front aspect, radiator and a feature fireplace.

Dining Room

11' 8" x 11' 0" (3.55m x 3.35m)

Having window to rear aspect, laminate flooring, a feature fireplace and a radiator.

Kitchen

11' 3" x 5' 10" (3.43m x 1.78m)

Having a range of base and eye level units and counter worktops, space and plumbing for washing machine, 4 ring gas hob with extractor over, oven, sink and drainer unit, window to side and rear aspect.

Bedroom 1

11' 8" x 10' 5" (3.55m x 3.17m)

Having window to front aspect and radiator.

Bedroom 2

11' 0" x 7' 5" (3.35m x 2.26m)

Having radiator and window to rear aspect.

Family Bathroom

8' 0" x 7' 5" (2.44m x 2.26m)

Having obscured window to rear aspect, bath, low level WC and wash hand basin, vinyl flooring and tiled walls.

Second Floor

Storage/Office

11' 6" x 8' 8" (3.50m x 2.64m)

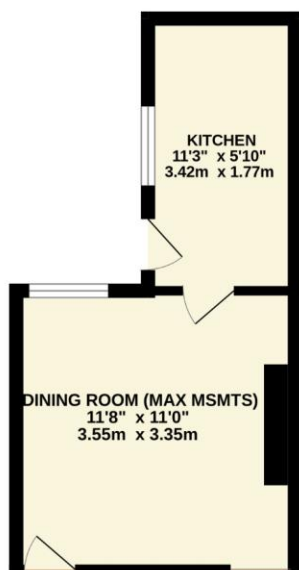
Having 2 velux windows and wood flooring.

Outside

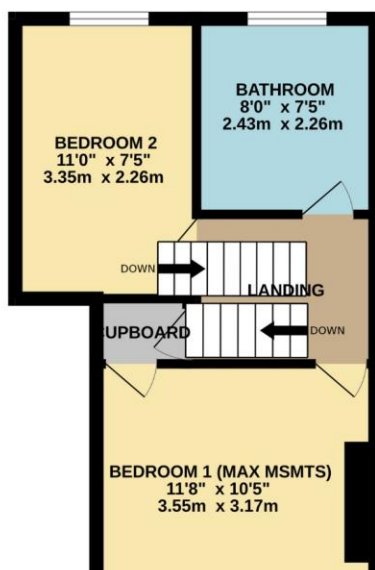
Having a courtyard and a brick built shed.



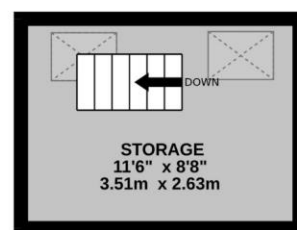
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR
99 sq.ft. (9.2 sq.m.) approx.



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

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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



www.starkeyandbrown.co.uk



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