



- Bay Fronted Semi-Detached House
- Popular Residential Location
- 3 Bedrooms
- 16'10 Kitchen Diner
- Double Width Driveway
- Single Garage
- South-West Facing Garden
- Call Today To View!

Western Crescent, Lincoln, LN6 7TD,  
Offers Over £200,000





Starkey&Brown is pleased to offer for sale this bay fronted semi-detached family home located within the ever popular Boutham Park Road area of Lincoln. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 13'0 lounge with bay window to front aspect, open plan kitchen diner with French doors leading onto the rear garden, first floor landing, 3 well proportioned bedrooms and first floor bathroom. Outside the property benefits from a double width driveway, concrete sectional garage and fully enclosed south-west facing garden to the rear. Call today to view! Council tax band: B. Freehold.



### Entrance Hallway

Having part glazed composite front entrance door, wood effect ceramic tiled flooring, LED downlights, radiator and stairs rising to first floor.

### Ground Floor WC

Having low level WC and wood effect ceramic tiled flooring.

### Lounge

13' 0" max x 10' 8" max (3.96m x 3.25m)

Having large walk-in bay window to front aspect, coal effect gas fireplace, radiator, coved ceiling and wall lights.

### Kitchen Diner

16' 10" max x 11' 5" min (5.13m x 3.48m)

Having a range of matching wall and base units, breakfast bar, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, plumbing for dishwasher, LED downlights, wood effect ceramic tiled flooring, radiator and French doors leading onto garden.

### First Floor Landing

Having access to loft with loft ladder, lighting and boarding.

### Bedroom 1

13' 0" max x 10' 8" (3.96m x 3.25m)

Having large walk-in bay window to front aspect and radiator.

### Bedroom 2

11' 7" x 9' 0" (3.53m x 2.74m)

Having radiator.

### Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m)

Having radiator.

### Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment and glass shower screen over, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls and airing cupboard housing central heating boiler.

### Outside Front

To the front of the property there is a lawned garden area with outside lighting, double width concrete driveway leading to garage. Gate leading to side and rear garden areas.

### Garage

18' 0" x 8' 0" (5.48m x 2.44m)

Being of concrete sectional construction with up and over door. Door leading into side garden.

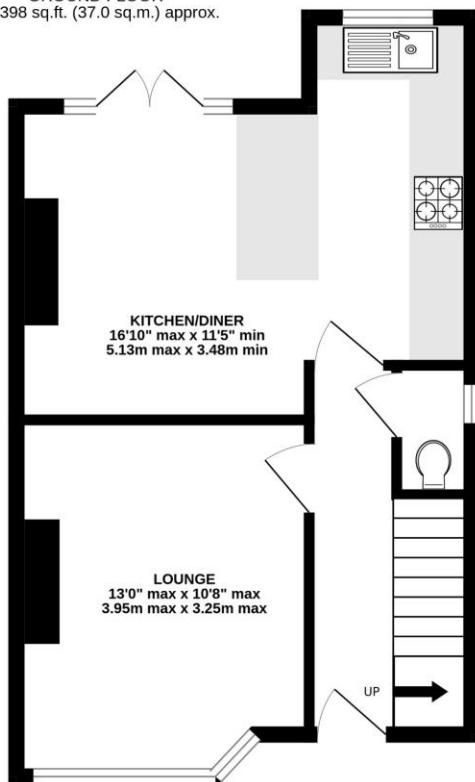
### Outside Rear

To the rear of the property there is a fully enclosed south-west facing garden comprising lawn with timber decking area, paved patio area, cold water tap, outside lighting and additional side courtyard garden area with space for garden shed and door leading into garage.

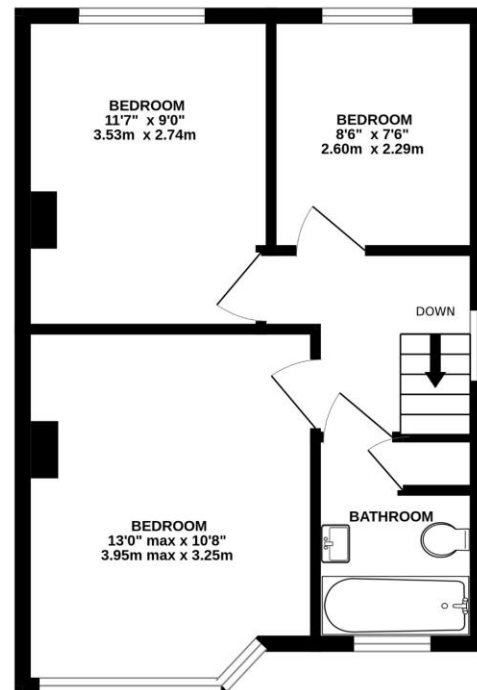




**GROUND FLOOR**  
398 sq.ft. (37.0 sq.m.) approx.



**1ST FLOOR**  
386 sq.ft. (35.9 sq.m.) approx.



**TOTAL FLOOR AREA: 784 sq.ft. (72.8 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.  
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