



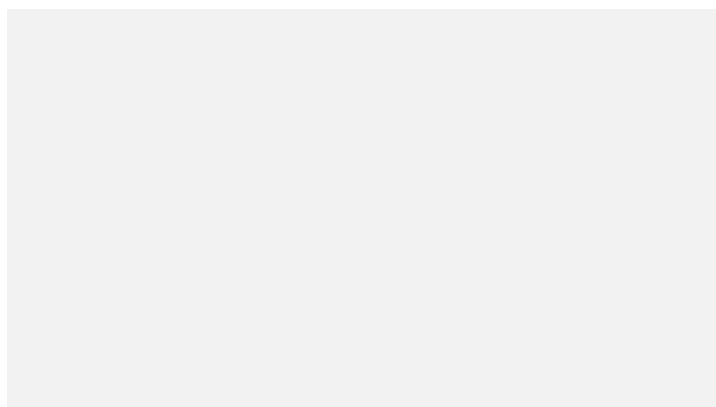
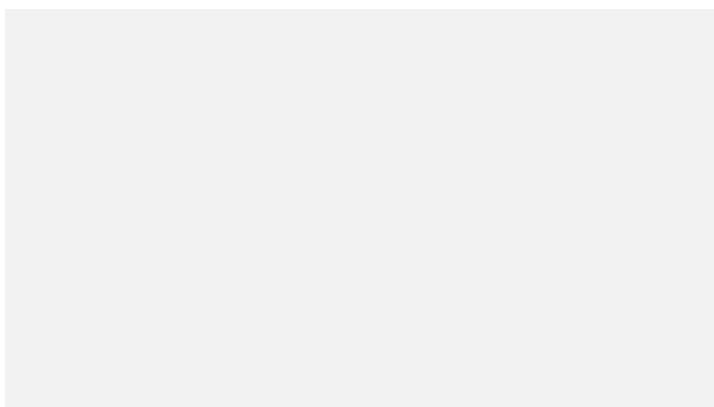
- Beautifully Presented Town House
- 3 Good Size Bedrooms
- Lounge & Separate Dining Room
- 11'10 Kitchen With French Doors
- Spacious Bathroom
- Block Paved West-Facing Garden
- Perfect First Home Or Investment
- Call Today To View!

Grafton Street, Monks Road, LN2 5LT,  
£149,950





Starkey&Brown is pleased to offer for sale this spacious and very well presented town house located within the popular Monks Road area of Lincoln. Accommodation briefly comprises spacious entrance hallway with large understairs storage cupboard, lounge and separate dining room, 11'10 kitchen (new in 2019) with French doors leading onto the garden and a spacious ground floor bathroom. To the first floor there is a surprisingly large landing area and 3 double bedrooms. Outside the property benefits from a block paved west-facing courtyard garden. Call today to view! Council tax band: A. Freehold.



### Entrance Hallway

Having uPVC side entrance door, laminate wood effect flooring, large understairs storage cupboard and stairs rising to first floor.

### Lounge

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

Having ornamental fireplace with original tiled hearth, exposed wooden flooring, ornate coving, radiator, fitted shelving and storage cupboards to alcoves.

### Dining Room

11' 9" into alcove x 11' 0" (3.58m x 3.35m)

Having laminate wood effect flooring and radiator.

### Kitchen

11' 10" x 5' 1" (3.60m x 1.55m)

Having being remodelled in 2019. Having a range of matching wall and base units, 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, ceramic tiled floor, radiator and French doors leading onto the garden.

### Bathroom

Having spacious 3 piece suite comprising panelled bath with handheld shower attachment over, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, plumbing for washing machine and airing cupboard housing Worcester Bosch combination condensing central heating boiler (installed 2018 and serviced in August 2024).

### First Floor Landing

### Bedroom 1

12' 0" into alcove x 11' 0" (3.65m x 3.35m)

Having exposed wooden flooring and radiator.

### Bedroom 2

11' 0" x 7' 7" (3.35m x 2.31m)

Having exposed wooden flooring and radiator.

### Bedroom 3

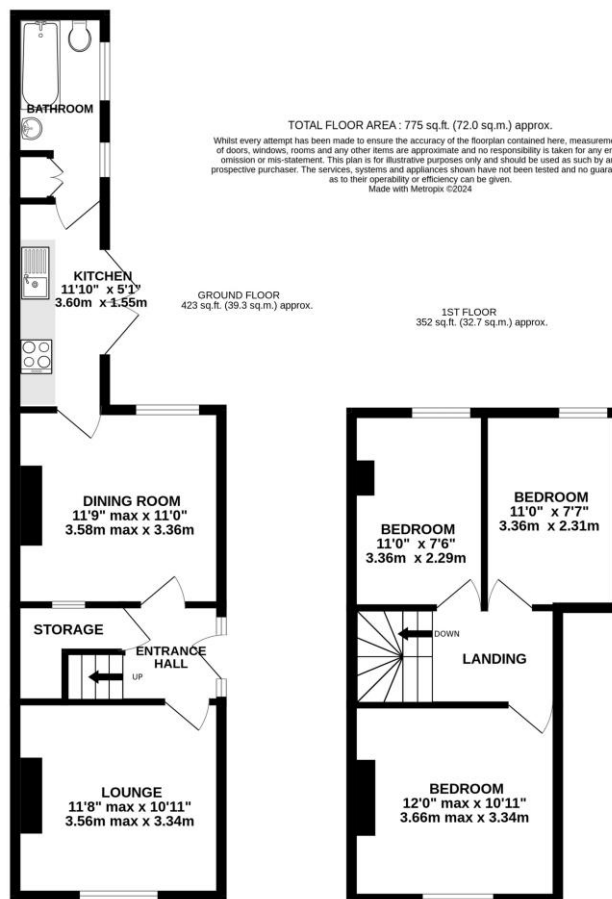
11' 0" x 6' 0" (3.35m x 1.83m)

Having exposed wooden flooring and radiator.

### Outside Rear

To the rear of the property there is a west-facing block paved courtyard garden.





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.

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