



- Semi-Detached 2 Bedroom House
- Fully Fitted Kitchen
- Well Presented
- Rear Enclosed Garden

- Generous Driveway
- Ideal First Time Buy
- Investment Opportunity
- Call Today To View

Oxen Park Close, Nettleham Fields, LN2 4UQ,
£195,000





Starkey&Brown is pleased to offer for sale this immaculate 2 bedroom semi-detached home. Having undergone refurbishment the property includes lounge, a fully fitted kitchen diner, 2 spacious bedrooms, bedroom 1 having a large walk-in closet and a bathroom. Further benefits of the property includes an extensive gravelled driveway, a well maintained front lawn, to the rear of the property there is an enclosed rear garden with a shed with light and power sockets. Located in Nettleham Fields on the northern outskirts of Lincoln the home is surrounded by a wealth of amenities such as Waitrose, Starbucks, gym, takeaways, hairdressers, Asda, schooling and a regular bus service to and from the Cathedral city of Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.



Lounge

Having window to front aspect and a radiator.

Kitchen Diner

13' 8" x 8' 9" (4.16m x 2.66m)

Having uPVC double glazed window to rear aspect, uPVC patio doors leading to rear garden, a range of base and eye level units and worktops, radiator, stainless steel sink and drainer unit, integral washing machine, separate integrated fridge and freezer, oven and hob.

First Floor Landing

Bedroom 1

10' 5" x 10' 3" (3.17m x 3.12m)

Having uPVC window to front aspect and radiator. Leading into:

Large Walk-in Closet

6' 1" x 3' 5" (1.85m x 1.04m)

Having shelving and clothes rail.

Bedroom 2

9' 8" x 6' 10" (2.94m x 2.08m)

Having uPVC window to rear aspect and radiator.

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Having frosted window to rear aspect, low level WC, wash hand basin, panelled bath with shower over and a heated towel rail.

Outside Rear

Mostly laid to lawn with patio area and a path leading to a shed with light and power.

Outside Front

Having laid to lawn area with gravelled driveway with parking for 3/4 vehicles.

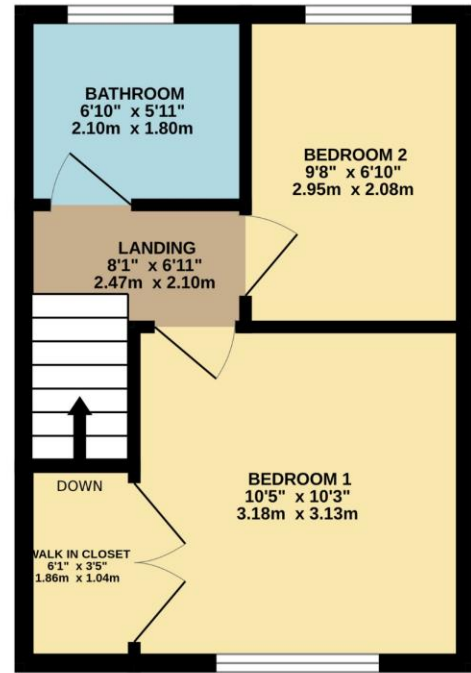
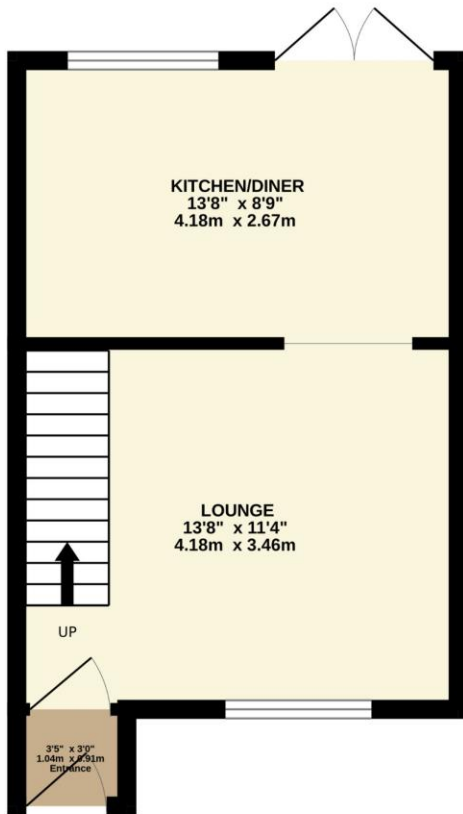




GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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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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