



- 3 Bedrooms
- 19'11 Lounge
- Kitchen/Dining Room
- Modern Family Bathroom
- Driveway Parking
- Driveway Parking
- Rear Garden
- Call Today To View

Apley Close, Lincoln, LN2 2BQ,  
Guide Price £165,000 - £175,000







Starkey&Brown is delighted to offer for sale this 3 bedroom terraced property located on the northern outskirts of Lincoln. Accommodation briefly comprises of a lounge, 19'0 kitchen diner, 3 well appointed bedrooms and a family bathroom. To the front of the property there is a gravelled driveway with parking for 2/3 cars. To the rear of the property there is an enclosed rear garden with fenced perimeters, a seating and lawned area. Further benefits of the property includes uPVC double glazing and gas central heating throughout. To arrange a viewing contact Starkey&Brown. Council tax band: A. Freehold.



## Lounge

Having uPVC double glazed window to front aspect, upVC double glazed sliding doors leading to rear aspect and a radiator.

## Kitchen Diner

19' 11" x 12' 0" (6.07m x 3.65m)

Having uPVC double glazed window to rear aspect, door to rear aspect, door to front aspect, a fully fitted kitchen with integral washing machine, sink, oven and hob, a range of base and eye level units with counter worktops, plumbing for washing machine, tiled walls and laminate wood effect flooring.

## Bedroom 1

14' 2" x 9' 10" (4.31m x 2.99m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 2

10' 11" x 9' 9" (3.32m x 2.97m)

Having uPVC double glazed window to rear aspect, fitted storage and radiator.

## Bedroom 3

10' 7" x 6' 11" (3.22m x 2.11m)

Having uPVC double glazed window to front aspect, fitted storage and radiator.

## Bathroom

10' 9" x 8' 7" (3.27m x 2.61m)

Having uPVC double glazed obscured window to rear aspect, corner bath, low level WC, wash hand basin, shower cubicle, a heated towel rail fully tiled walls and floor.

## Outside Rear

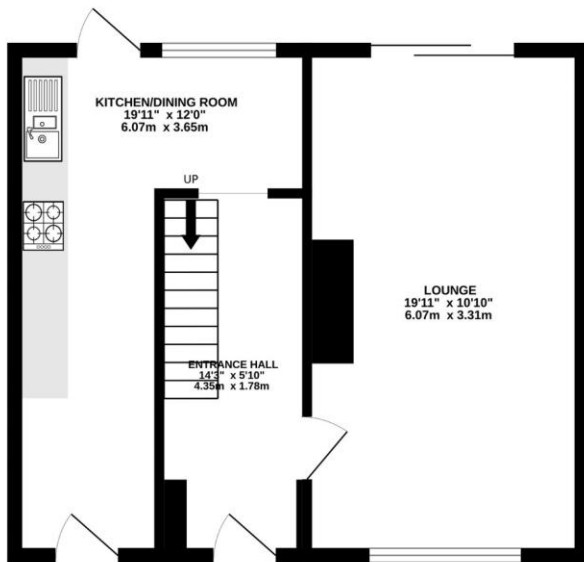
Having a raised patio area leading to a mostly laid to lawn garden and a garden shed.

## Outside Front

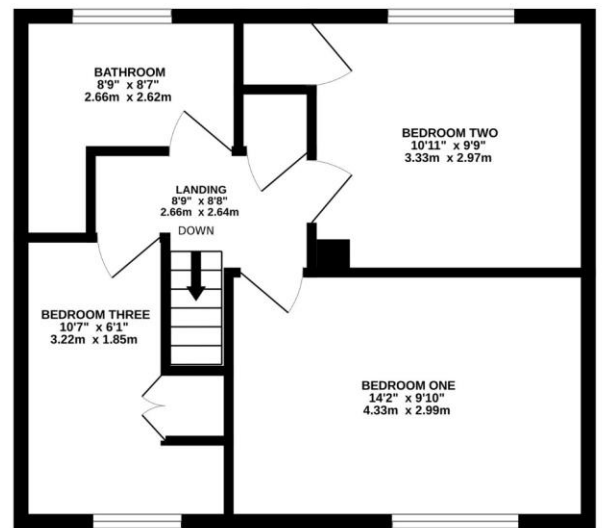
To the front of the property there is gravelled and block paved driveway with parking for 2/3 cars.



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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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/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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