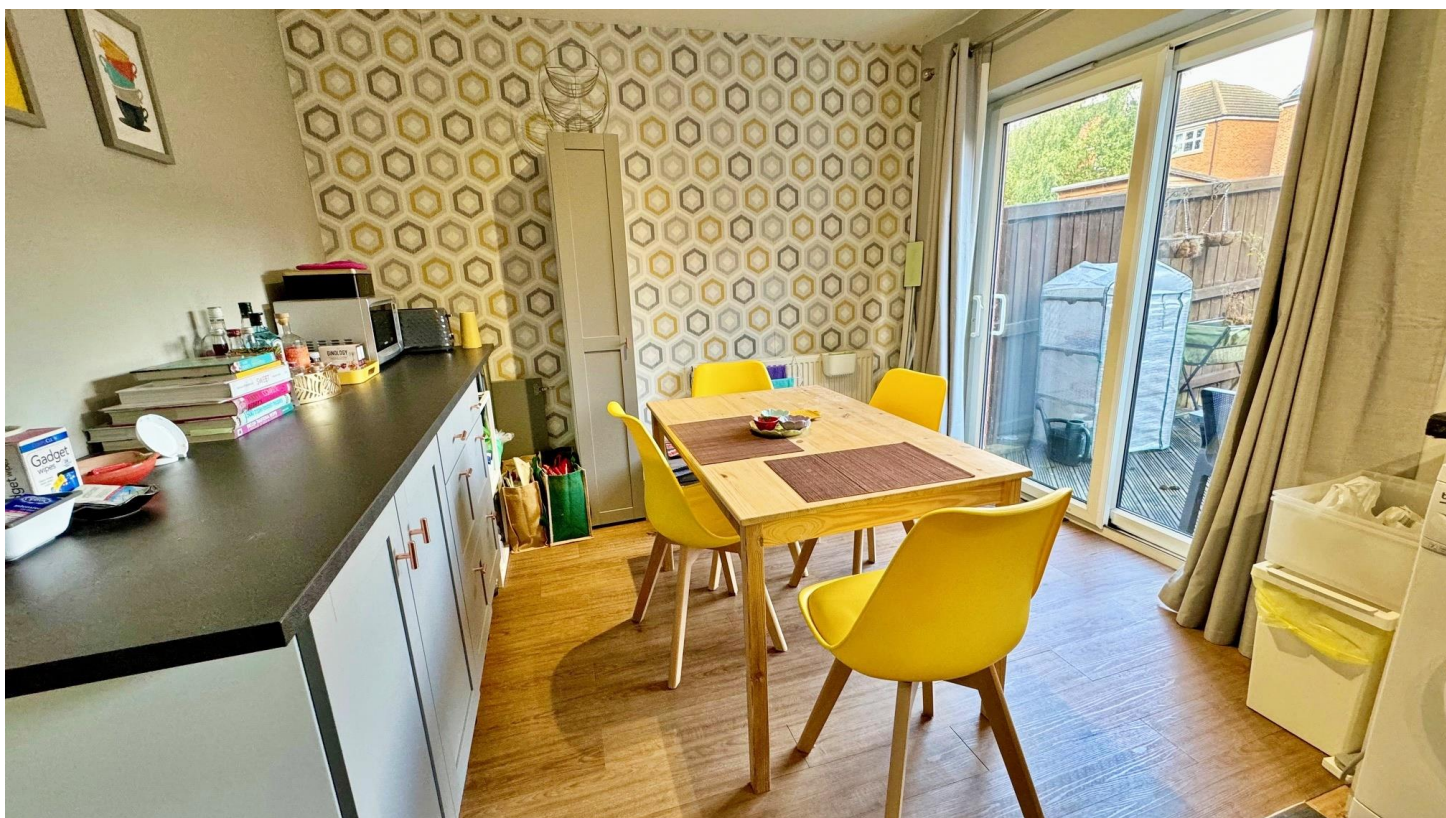


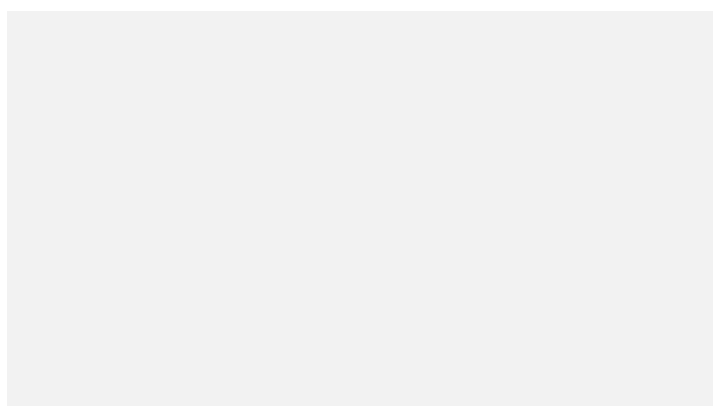
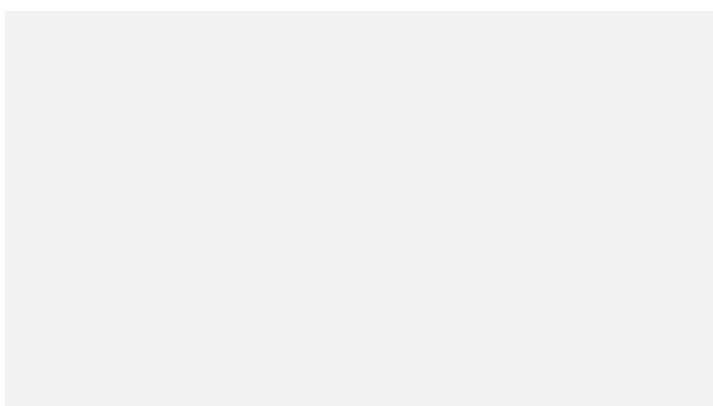
- Spacious 3 Bedroom House
- Lounge
- Kitchen Diner
- Downstairs WC
- 3 Piece Bathroom Suite
- Rear Garden
- Parking Space
- Extensive uPVC Double Glazing & GCH

Carram Way, St. George's Park, LN1 1AB,
£209,950





Situated to the west side of Lincoln city centre on St. George's Park, Starkey&Brown is pleased to offer for sale this spacious 3 bedrooms house. Accommodation comprises of lounge, kitchen diner and a separate WC to the ground floor. Whilst the first floor has a bathroom and 3 bedrooms. Outside the property has a rear garden and a parking space for 1 car. Additional benefits include extensive uPVC double glazing and gas fired central heating system. The vendor also advised us that she has had a recently installed combination central heating boiler January 2024 (with 10 years warranty) and an electric shower in November 2022. Council tax band: B. Freehold.



Hallway

Having stairs rising to first floor and door to:

Downstairs WC

Having a 2 piece suite comprising wash hand basin, low level flush WC, double glazed window and a radiator.

Lounge

12' 3" x 11' 1" (3.73m x 3.38m)

Having 2 double glazed windows to front aspect, a double radiator and door through to:

Kitchen Diner

14' 7" min x 10' 0" (4.44m x 3.05m)

Having a range of fitted wall and base units, rolled edged worktops surfaces incorporating cupboards and drawers, built-in appliances include a 4 ring gas hob, electric oven and grill over and extractor hood, plumbing for washing machine, one and a half sink with single drainer unit, wall mounted combination central heating boiler, a double radiator, uPVC window and uPVC sliding patio doors to rear garden.

First Floor Landing

Bedroom 1

10' 1" x 9' 8" (3.07m x 2.94m)

Having 2 uPVC windows to front aspect, a single radiator and a built-in wardrobe.

Bedroom 2

9' 6" x 7' 6" (2.89m x 2.28m)

Having uPVC window to rear aspect, a radiator and built-in wardrobe.

Bedroom 3

10' 9" x 6' 10" min (3.27m x 2.08m)

Having uPVC window to front aspect and built-in wardrobe.

Bathroom

Having a 3 piece suite comprising of a panelled bath with electric shower, wash hand basin, low level flush WC, a radiator and uPVC window.

Outside Front

Having pathway leading to front door.

Outside Rear

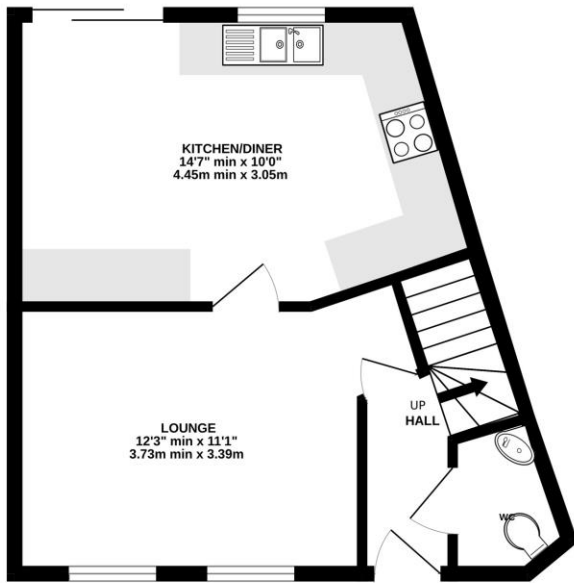
Is mainly laid to slate chippings, a gate for rear access leading to a parking space for 1 car.

Service Charge

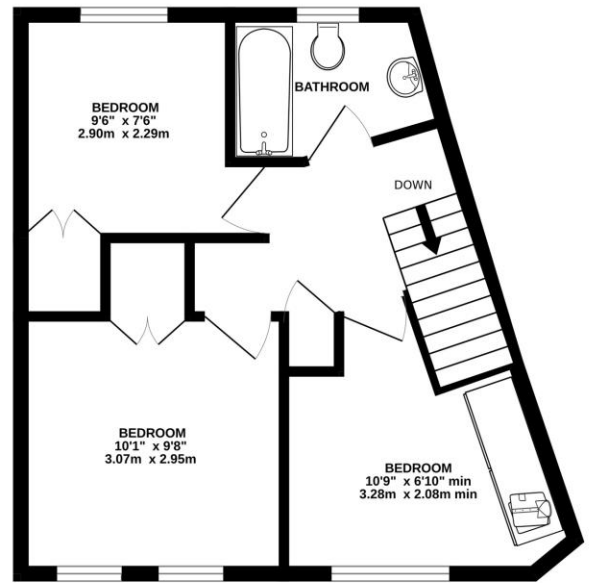
We are advised by the vendor that there is an annual service charge for the maintenance of the development. This is approximately £500 per year. Any interested parties should satisfy themselves as to this figure before proceeding.



GROUND FLOOR



1ST FLOOR



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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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



www.starkeyandbrown.co.uk



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