



Claremont Street, Lincoln, LN2 5BN

- Bay Fronted Town House
- Popular Location
- 3 Double Bedrooms
- Lounge & Separate Dining Room
- 15'4 Kitchen
- GCH & uPVC Double Glazing
- Residents Parking Scheme
- Call Today To View!

£150,000

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Claremont Street, Monks Road, Lincoln, LN2 5BN

Starkey&Brown are pleased to offer for sale the deceptively spacious bay fronted town house located within the popular Monks Road area of Lincoln. Accommodation briefly comprises private entrance passage, spacious entrance hallway, lounge with open fireplace and bay window to front aspect, separate dining room, 15'4 kitchen, ground floor bathroom with oversized panelled bath, spacious first floor landing with large storage cupboard and 3 double bedrooms including 15'5 master bedroom. Outside the property has enclosed gravelled garden to the rear.
Call today to arrange a viewing!

Private Entrance Passage

Having uPVC front entrance door, quarry tiled floor, part glazed door leading into entrance hallway and uPVC door leading onto rear garden.

Entrance Hallway

Having radiator, stairs rising to first floor and understairs storage cupboard.

Lounge

14' 3" into bay x 11' 10" (4.34m x 3.60m)

Having open fireplace with tiled hearth, walk in bay window to front aspect, radiator, fitted shelving to alcove, ornate coving and original ceiling rose.

Dining Room

12' 10" x 11' 10" max (3.91m x 3.60m)

Having ornamental fireplace and radiator.

Kitchen

15' 4" x 6' 0" (4.67m x 1.83m)

Having a range of matching base units with oak work surfacing, single drainer stainless steel sink unit with mixer taps over, gas cooker point, space for full height fridge freezer, plumbing for washing machine, plumbing for dishwasher, laminate wood effect flooring, extractor and uPVC door leading onto rear garden.

Ground Floor Bathroom

Having 3 piece suite comprising oversized panelled bath with mains fed rainfall shower and additional handheld shower over, wash hand basin set in vanity unit, low level WC with concealed cistern, cupboard housing Ideal combination condensing central heating boiler (under warranty until 2023), ceramic tiled floor, heated towel rail, part tiled walls and extractor.

First Floor Landing

Having exposed wooden flooring, large storage cupboard with lighting and fitted hanging rail and shelving. Access to loft.

Master Bedroom

15' 5" max x 12' 0" (4.70m x 3.65m)

Having ornamental fireplace with brick built inset and slate surround, exposed wooden flooring, fitted shelving to alcove and radiator.

Bedroom 2

13' 0" x 7' 6" (3.96m x 2.28m)

Having exposed wooden flooring and radiator.

Bedroom 3

13' 0" x 7' 5" (3.96m x 2.26m)

Having exposed wooden flooring and radiator.

Outside Rear

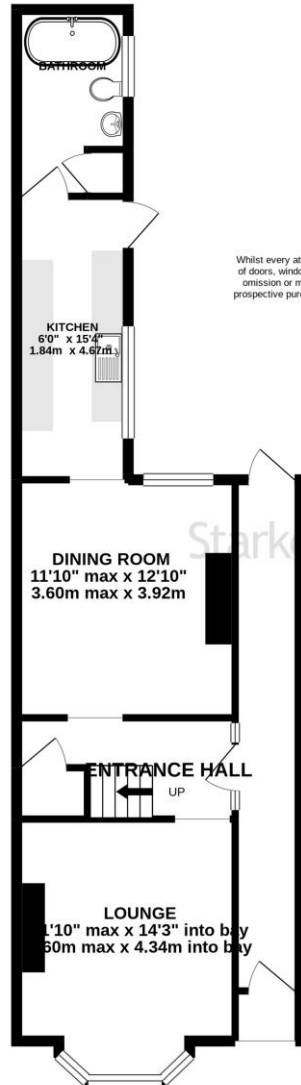
To the rear of the property there is an enclosed garden comprising gravel with railway sleeper flowerbed and cold water tap.

Council Tax Band: A





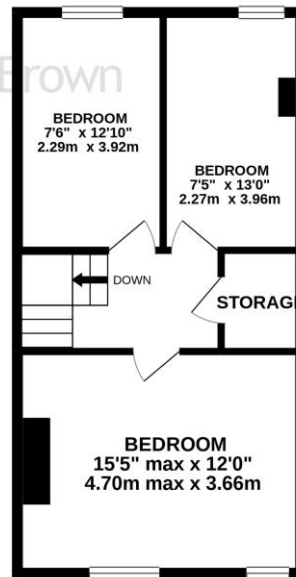
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



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