

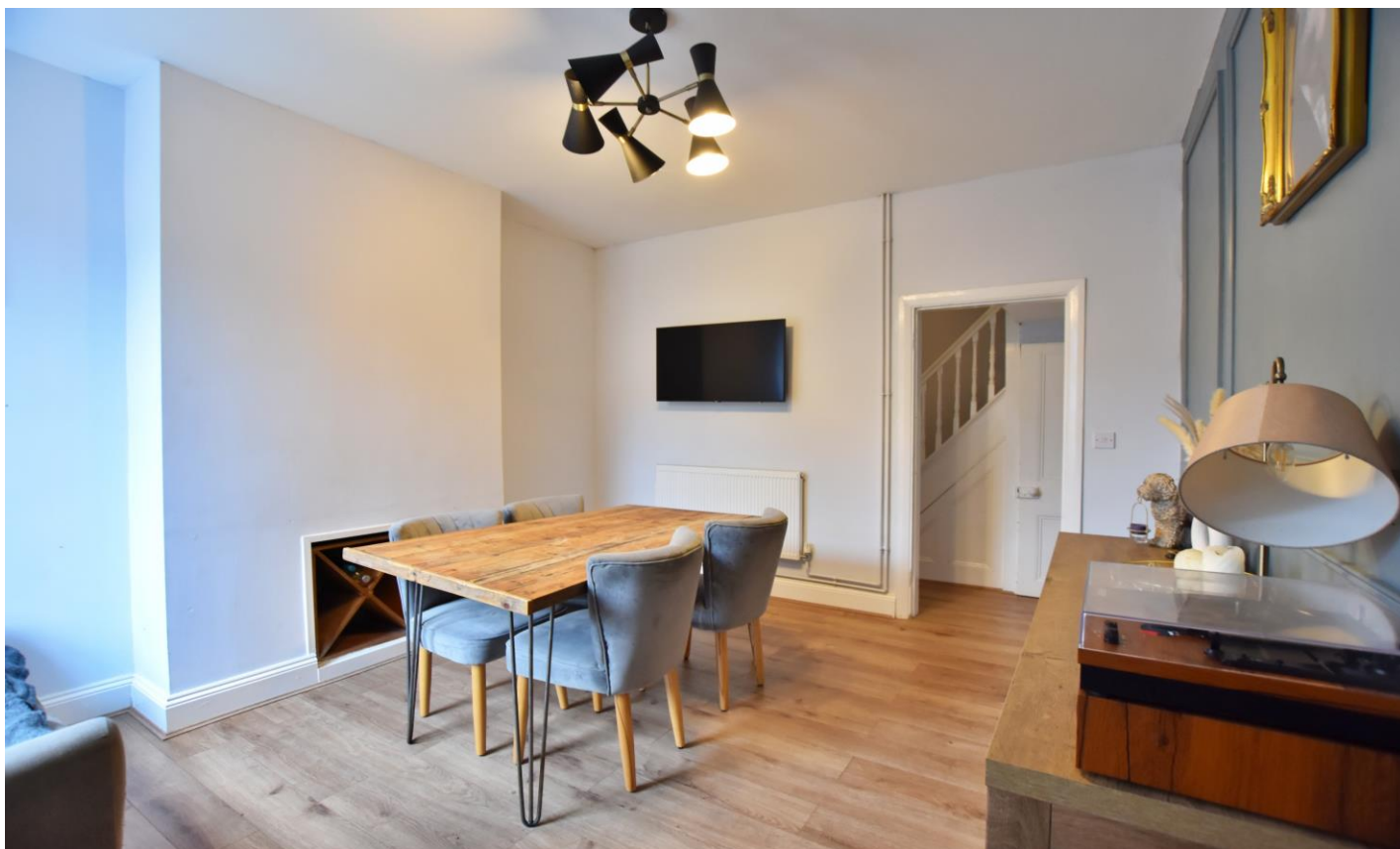


- Bay Fronted Town House
- Popular Location
- 3 Double Bedrooms
- Lounge & Separate Dining Room

- 15'4 Kitchen
- GCH & uPVC Double Glazing
- Residents Parking Scheme
- Call Today To View!

Claremont Street, Monks Road, LN2 5BN,
£167,5000





Located within a short distance of Lincoln's beautiful Arboretum is this period townhouse dating back to the early 20th century. Having spacious accommodation over 2 floors the property comes with 3 generous sized bedrooms, all accessed from a traditional Edwardian landing with the master bedroom measuring 15ft5 x 12ft. The front facade comes with a classical bay window and access to a private passageway giving a warm welcome into the inner hallway. The bay fronted lounge now features a modern media wall, whilst there is a second reception room utilised as a dining room. Continuing the period architecture is a galley kitchen with a range of units at base level and leading onto a ground floor bathroom with large bathtub. The property is completed with gas central heating, uPVC double glazing, exposed wooden flooring and a rear garden. Situated within the Monks Road area of Lincoln city centre the property is within a 15 minute walk of the main retail centre, whilst also being nearby to Lincoln County Hospital, University of Lincoln and the historical Lincoln Cathedral and Castle. For further enquiries and viewing requests, please contact Starkey&Brown today. Council tax band: A. Freehold.



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 walk in bay window to front aspect, radiator and a feature media wall.

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, 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, 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 radiator.

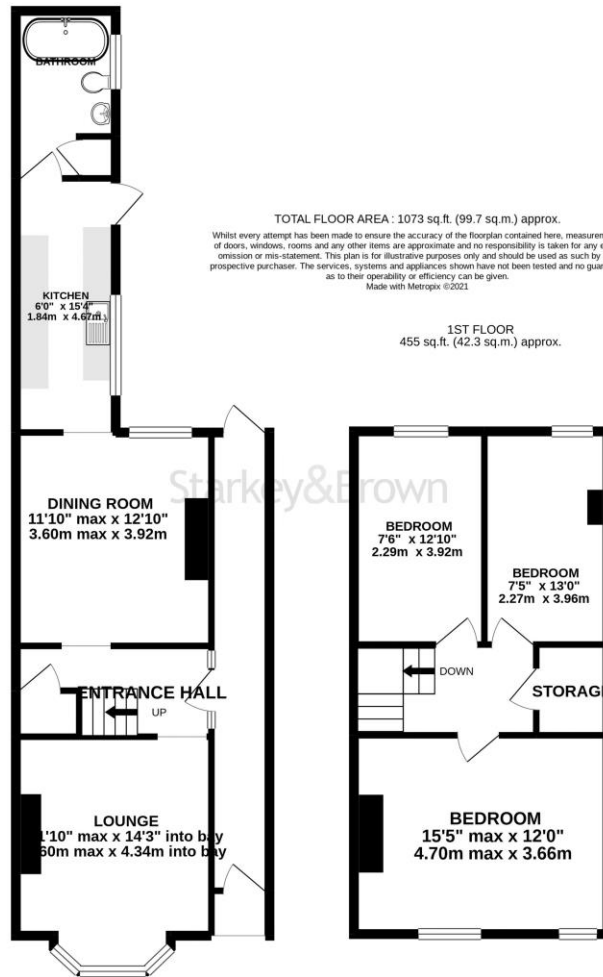
Outside Rear

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





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



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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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