



- Ground Floor Apartment
- 2 Bedrooms
- 15'5 Lounge Diner
- 3 Piece Bathroom

- Modern Kitchen
- Driveway & Garden
- Leasehold Until 2072
- Well Presented Throughout

Wheatfield Road, Lincoln, LN6 0PS,  
£99,950





Offered for sale with no onward chain is this ground floor apartment situated in the Birchwood area of Lincoln. Accommodation briefly comprises 2 generous sized bedrooms, a 15'5 lounge diner, a modern kitchen diner with a selection of integrated appliances and a 3 piece bathroom suite. The property is well presented throughout, a separate driveway and a private garden. The property is leasehold and a 6 month charge of £20.69 twice a year with the leasehold expiring in 2072. Further benefits of the property includes being within close proximity to local amenities such as schooling, doctors surgery, commercial and retail offerings within the Birchwood shopping complex and a regular bus service to and from Lincoln city centre. No onward chain and would make an ideal first time purchase. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: A. Leasehold.

## Entrance

Via a composite front door to side aspect and a downstairs storage cupboard.

## Kitchen

7' 3" x 12' 0" (2.21m x 3.65m)

Having a range of base and eye level units with counter worktops, oven with 4 ring hob, integrated fridge freezer, uPVC double glazed window to front aspect, space and plumbing for laundry appliances and a wall mounted gas central heating combination boiler (fitted 2020).

## Lounge

15' 5" x 10' 5" (4.70m x 3.17m)

Having electric fireplace, uPVC double glazed window to front aspect and 2 radiators.

## Bedroom 1

11' 11" x 10' 5" (3.63m x 3.17m)

Having uPVC double glazed windows to rear aspect and radiator.

## Bedroom 2

10' 8" x 7' 0" (3.25m x 2.13m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

5' 10" x 7' 9" (1.78m x 2.36m)

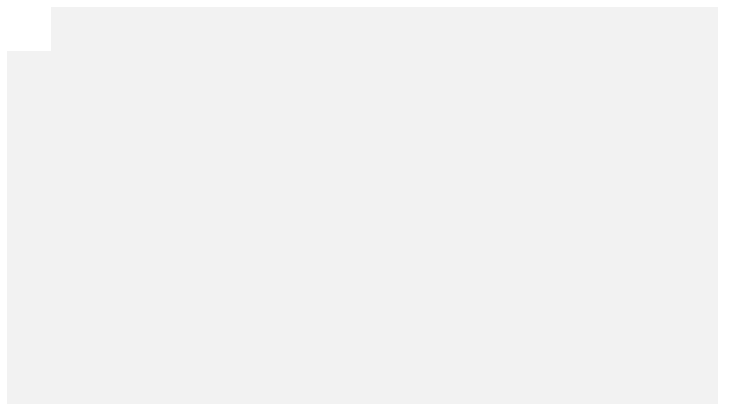
Having a 3 piece suite comprising of a panelled bath with shower head over, low level WC, pedestal hand wash basin unit, tiled floor and surround, uPVC double glazed obscured window to side aspect and extractor unit with low level WC.

## Outside Rear

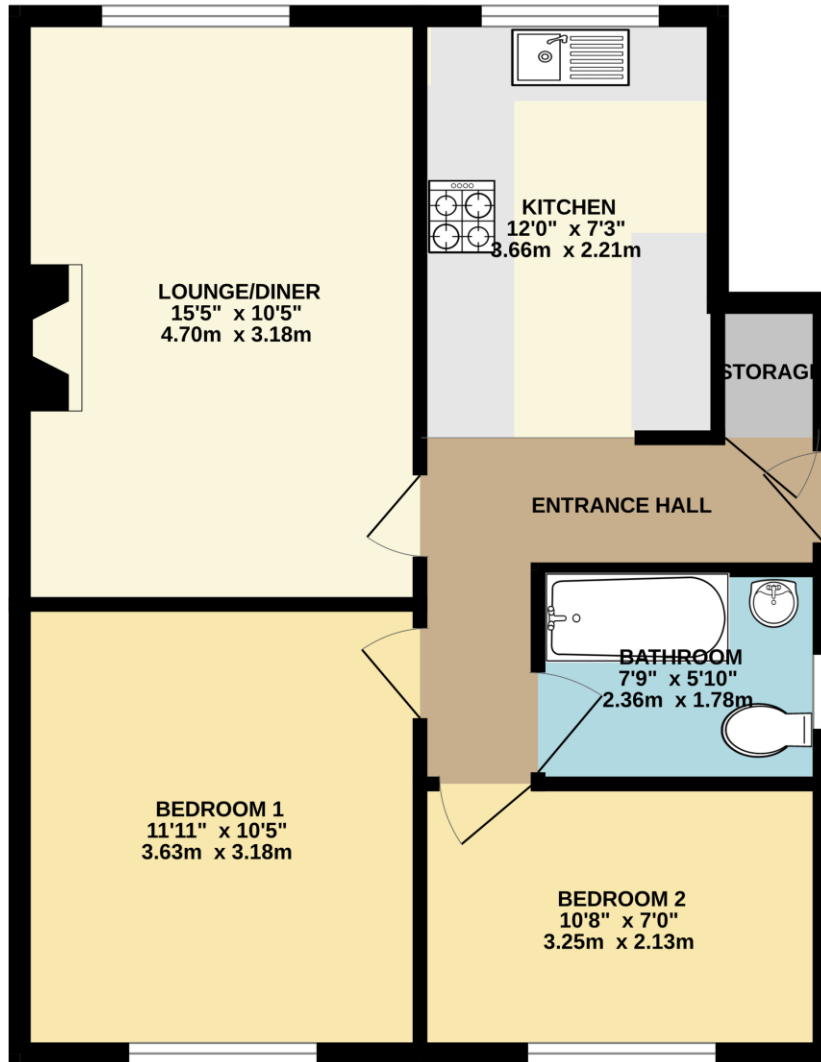
Having a private garden which is low maintenance with timber built garden shed and a lawned garden. There is also off street parking for 1 vehicle.

## Agents Note

Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.



GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.5 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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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

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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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