



- No Onward Chain!
- End Terrace House
- 2 Bedrooms
- Lounge Diner

- First Floor Bathroom
- Generous Rear Garden
- Popular Location
- EPC Rating: C

Wentworth Way, Lincoln, LN6 0WE,  
£170,000





Offered for sale with no onward chain is this 2 bedroom end terraced house. Having a generous non-overlooked plot the property boasts a lounge diner, kitchen and downstairs WC. Rising to the first floor are 2 double bedrooms with the master measuring 12'2 x 10'8 and the second bedroom measuring 8'10 x 12'3 both bedrooms benefits from the use of a 3 piece bathroom suite. Further benefits of the property includes gas central heating and uPVC double glazing. To the rear there is an enclosed non-overlooked garden backing onto woodland area, mostly laid to lawn and 2 timber built garden sheds. To the front of the property there is off street parking for a minimum of vehicles and is with close proximity to the local play park. Wentworth Way is nearby to local amenities such as doctors surgery, Birchwood shopping complex, regular service to and from Lincoln city centre, schooling at primary and secondary levels. For further details contact Starkey&Brown. Council tax band: A. Freehold.



## Entrance Hall

Having front door entry to front aspect, radiator and stairs rising to first floor.

## Downstairs WC

Having low level WC, hand wash basin unit, radiator, uPVC double glazed obscured window to front aspect, radiator and vinyl flooring.

## Kitchen

10' 8" x 5' 9" (3.25m x 1.75m)

Having eye and base level units with tiled floor. Integrated appliances such as 4 ring hob with extractor hood, integral oven, sink and drainer unit, space and plumbing for further appliances and the original wall mounted gas central heating boiler.

## Lounge Diner

12' 2" x 14' 2" (3.71m x 4.31m)

Having wood laminate flooring, understairs storage cupboard and uPVC sliding doors to rear aspect leading onto the rear garden.

## First Floor Landing

Having access to bedrooms and bathroom.

## Bedroom 1

12' 2" x 10' 8" max (3.71m x 3.25m)

Having uPVC double glazed window to front aspect, radiator, airing cupboard housing hot water cylinder.

## Bedroom 2

8' 10" min x 12' 3" (2.69m x 3.73m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 1" x 5' 9" (1.85m x 1.75m)

Having bath tub with electric shower head over, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to side aspect, radiator and extractor unit.

## Outside Rear

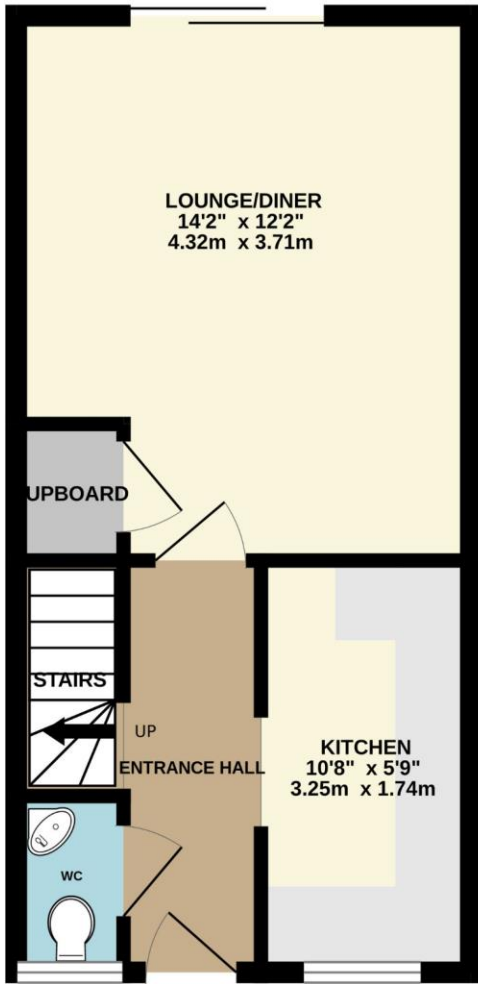
Having an enclosed garden with fenced peritmiere, being mostly laid to lawn with patio seating area and 2 timber built garden sheds.

## Outside Front

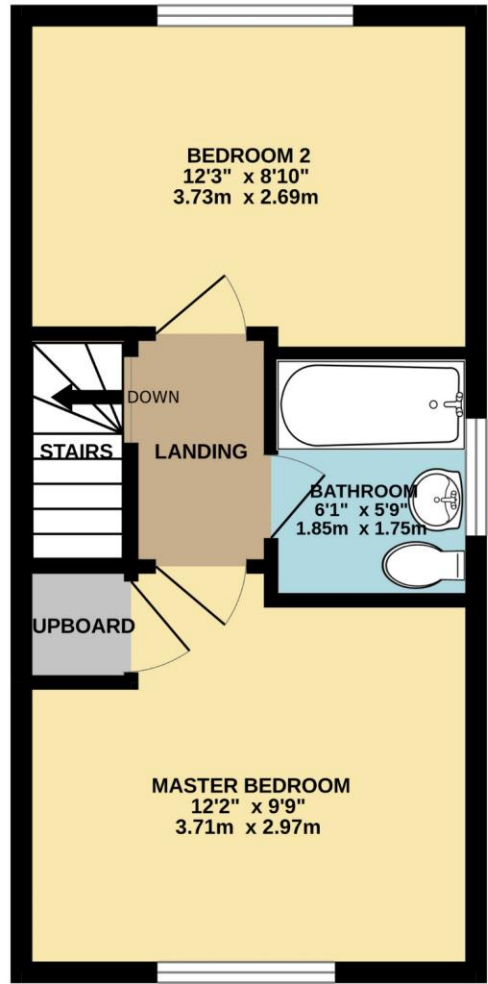
Having off street parking for a minimum of 2 vehicles, pathway leading to front door entry and lawned garden.



GROUND FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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.  
Made with Metropix ©2024

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](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE