



- NO ONWARD CHAIN
- 2 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms

- Upgraded Kitchen
- Low Maintenance Courtyard
- Superb City Centre Location
- Ideal Investment Or First Time Buy

Hungate, Lincoln, LN1 1ES,
£180,000





Offered for sale with no onward chain is this period 2 bedroom terrace property located in a prime city centre location. Being located yards from Spring Hill, St. Martin's Square and the main hub of Lincoln's shops, bars and restaurants the property makes for an ideal opportunity for those seeking city centre living. The home comes with accommodation over two floors with the ground floor comprising; separate lounge and dining room, an upgraded kitchen with a range of fitted units which leads onto a downstairs shower room. Rising to the first floor there are two generous sized bedrooms with the property originally being built with a 3 bedroom layout, impressively one bedroom features an en-suite shower room. Outside there is an easy to maintain rear courtyard with walled and fenced perimeters with shared passageway entrance. For further detail and viewing requests contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Via a shared passageway. With uPVC front door entry to side aspect.
Leads into:

Dining Space

11' 6" x 11' 4" (3.50m x 3.45m)

Having stairs rising to first floor, coving, radiator and French doors leading onto rear garden. Whilst opening out onto kitchen and lounge.

Lounge

11' 2" x 11' 5" (3.40m x 3.48m)

Having wood flooring, radiator, uPVC double glazed window to front aspect, fitted blinds, alcove storage units, understairs storage, a feature gas fireplace, coving and wall lighting.

Kitchen

5' 9" x 12' 4" (1.75m x 3.76m)

Having a range of base and eye level units with decorative tiled surround and tiled flooring, units comes with integrated appliances such as double oven, 4 ring hob and extractor hood over, space and plumbing for a washing machine, integral fridge freezer, uPVC double glazed window to side aspect with fitted blind and uPVC external door to side aspect with obscured glass panel. Access to:

Downstairs Shower Room

5' 9" x 5' 1" (1.75m x 1.55m)

Recently upgraded. Having shower cubicle, low level WC, pedestal hand wash basin unit, tiled flooring, chrome heated hand towel rail, uPVC double glazed obscured window to side aspect and extractor.

First Floor Landing

Bedroom 1

11' 3" max x 14' 2" (3.43m x 4.31m)

Having 2 uPVC double glazed windows to rear aspect, coved ceiling, spotlights, 2 radiators and freestanding kitchen units with sink, drainer and a decommissioned extractor unit.

Bedroom 2

11' 5" x 11' 2" (3.48m x 3.40m)

Having uPVC double glazed window to front aspect with views over Hungate, skirting boards and coved ceiling, radiator and access to:

En-Suite

6' 11" x 4' 9" (2.11m x 1.45m)

Having shower cubicle, low level WC, pedestal hand wash basin unit, wall mounted hand wash basin unit, coved ceiling and chrome heated hand towel rail. Loft access with pull down ladder and potential for conversion (subject to planning permission).

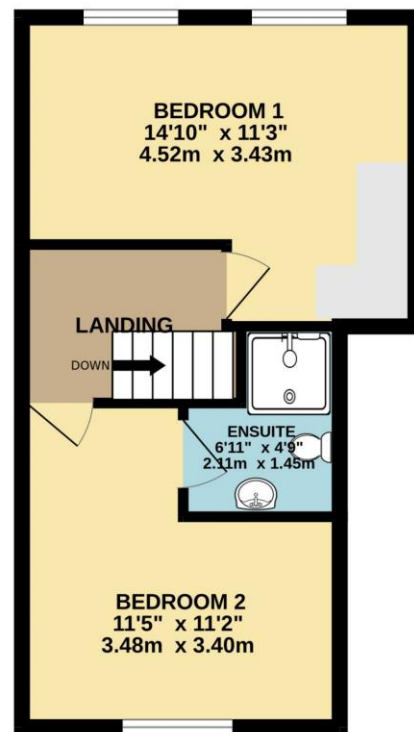
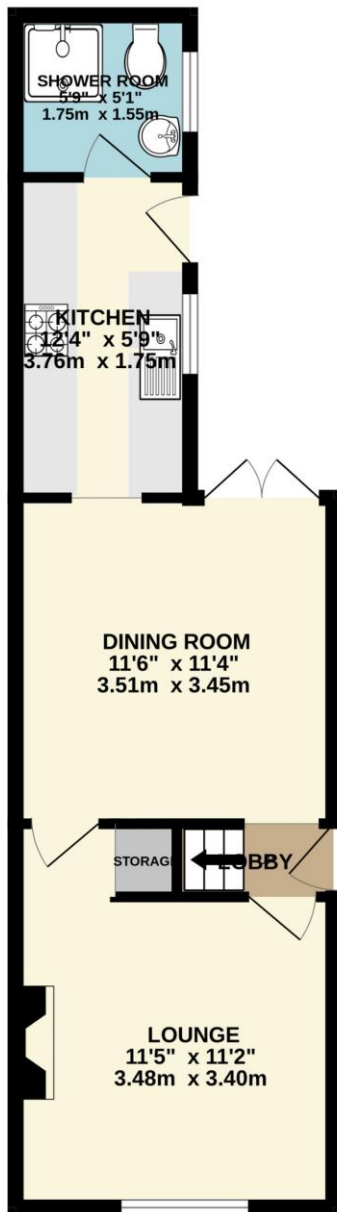
Outside Rear

Enclosed with fenced and walled perimeters, being fully paved for easy maintenance with 1 external storage unit and shared passageway access to the front of the property.



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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 ©2025

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



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE