



- Modern Town House
- 4 Bedrooms
- 3 Floors
- 2 Bathrooms

- Over 1,400 Sq Ft
- Modern, Well Presented Layout
- Allocated Parkng
- Fantastic Access To Local Amenities

Newark Road, Lincoln, LN6 8RJ,
£210,000





Starkey&Brown is delighted to represent this modern townhouse situated within the southern outskirts of Lincoln city centre. Having being built in 2013 by Tennyson Homes the property occupies 1,400 sq ft over 3 floors of accommodation. Boasting 4 bedrooms and 2 bathrooms the property features modern and open plan living. Throughout the property is presented with immaculate interiors and has been well maintained by the current owners. Ground floor accommodation comprises of 30'5" x 17'1" open plan living space which includes a kitchen area, dining space and living, whilst also having a downstairs WC and French doors leading onto a timber decking area. Rising to the first floor are 3 bedrooms which incorporate bedroom 2 measuring 14'6" x 11'8", 2 further bedrooms which all benefit from the use of a 3 piece shower room. The second floor boasts a private master bedroom suite with features balcony, dressing room and en-suite bathroom. The property also benefits from communal gardens, allocated parking and excellent local amenities such as retail offerings, cafes, easy access to secondary and primary schools, Boultham Park and a regular bus service to Lincoln city centre. For further details contact Starkey&Brown. Council tax band C. Freehold.



Entrance Hall

Having composite front door to front aspect, stairs rising to first floor, consumer unit and access into open plan living space.

Open Plan Living Space

30' 5" x 17' 1" max (9.26m x 5.20m)

Having 2 radiators, 2 uPVC double glazed windows to front aspect, French doors to rear aspect leading onto rear garden, access to downstairs WC and kitchen area.

Kitchen Area

Having eye and base level units with counter worktops, tiled flooring, 4 ring induction hob with extractor over, double oven, integral dishwasher, sink and drainer unit.

Downstairs WC

Having low level WC, pedestal hand wash basin unit and radiator.

First Floor Landing

Having radiator, access to shower room and 3 bedrooms.

Bedroom 2

11' 8" x 14' 6" max to cupboard (3.55m x 4.42m)

Having 2 radiators, 2 uPVC double glazed windows to front aspect, radiator, airing cupboard housing hot water cylinder, boiler cupboard housing the gas central heating condensing boiler.

Bedroom 3

8' 0" x 12' 7" (2.44m x 3.83m)

Having uPVC double glazed window to rear aspect.

Bedroom 4

8' 8" max x 9' 1" (2.64m x 2.77m)

Having uPVC double glazed window to rear aspect.

Shower Room

5' 5" x 7' 5" to cupboard (1.65m x 2.26m)

Having a shower cubicle, low level WC, pedestal wash hand basin unit, chrome heated hand towel rail, extractor unit and tiled floor. Laundry cupboard with plumbing for washing machine.

Second Floor Landing

Having landing space with storage cupboard. Access to master bedroom.

Master Bedroom

17' 0" x 13' 5" (5.18m x 4.09m)

Having 2 radiators, TV and power points and 1 storage cupboard. Access to dressing Room and sliding door to balcony.

Balcony

Having storm cover and railing.

Dressing Room

8' 10" x 4' 11" (2.69m x 1.50m)

Having uPVC double glazed window to rear aspect .

En-Suite

6' 10" x 8' 10" (2.08m x 2.69m)

Having corner bath, low level WC, pedestal wash hand basin unit, extractor unit, chrome heated hand towel rail, tiled flooring and uPVC double glazed window to rear aspect.

Outside Rear

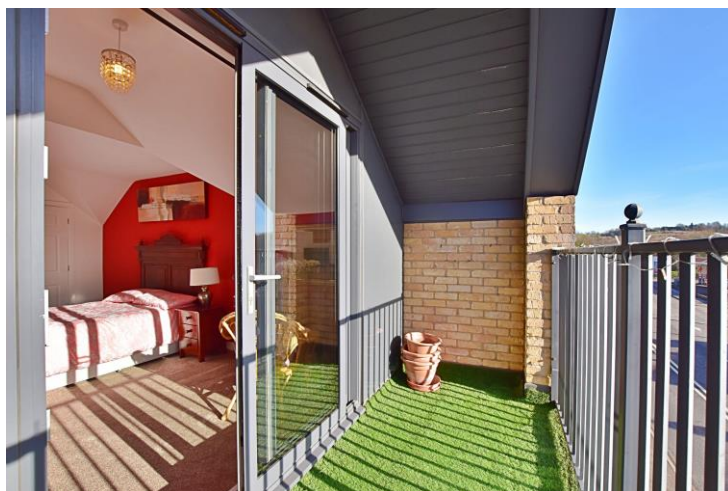
Having a timber decking area, perfect for relaxing and entertaining with guests. Whilst overlooking the communal garden space.

Agents Note

The property is freehold but comes with a maintenance charge for the communal areas of £56.63 per calendar month.

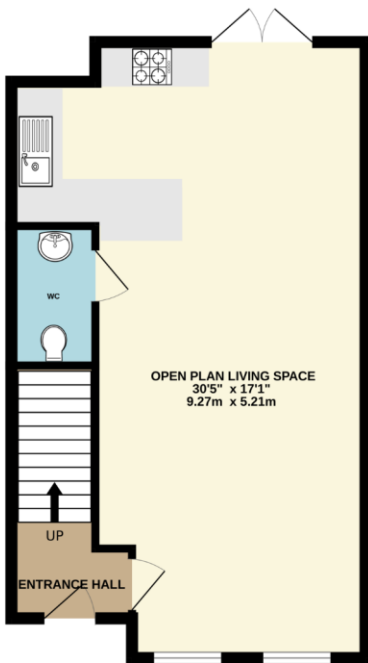
Agents Note 1

The property also comes with allocated parking within a communal parking area which also includes parking for visitors.

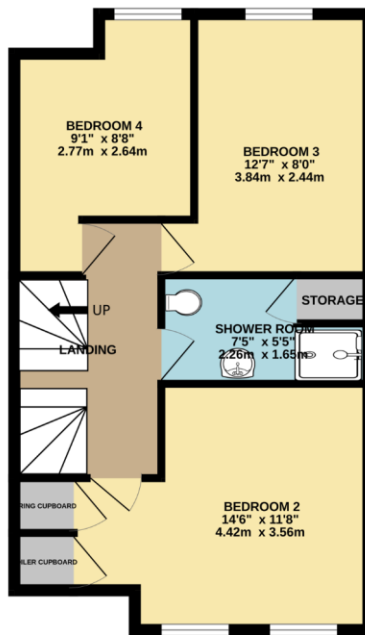




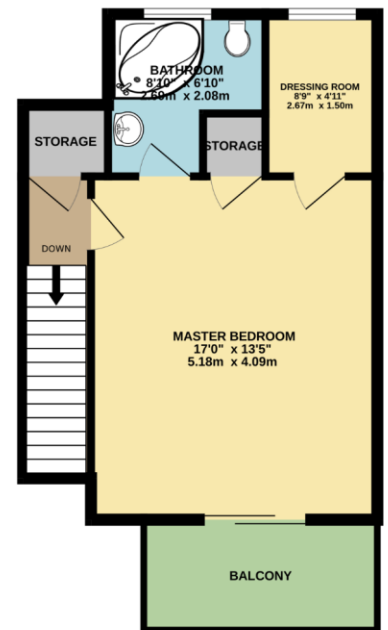
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



NEWARK ROAD, LINCOLN LN6 8RJ

TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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.
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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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