



- Substantial Period Town House
- Very Well Presented Throughout
- Close To City Centre & West Common
- 4 Bedrooms & 2 Bathrooms

- Surprisingly Spacious Living Accommodation
- Many Traditional Features
- Driveway & Garage
- NO CHAIN!

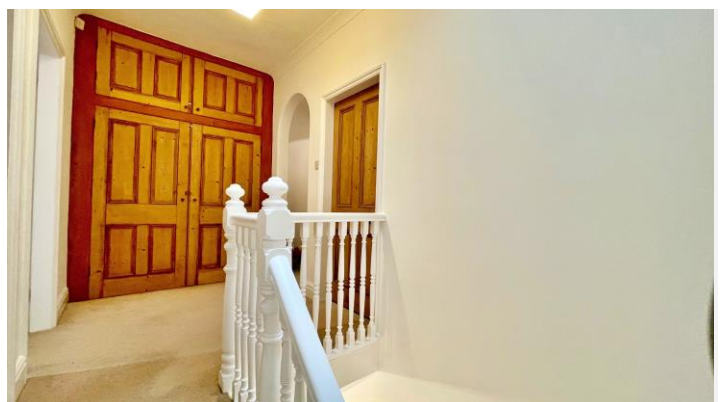
West Parade, West End, LN1 1LY,  
£395,000







PERIOD TOWN HOUSE WITH DRIVE AND GARAGE! Located within the popular West End area of Lincoln, only a short stroll away from Lincoln West Common and within walking distance of Lincoln City Centre, is this substantial period property which comes with rarely available driveway and garage. The property is very well presented throughout and has a wealth of traditional features, with surprisingly spacious accommodation which extends to approximately 1,850 square feet. Accommodation briefly comprises spacious entrance hallway, 16'4 sitting room with large bay window, 16' dining room, 16'1 kitchen diner, rear entrance hallway, office, utility room and ground floor wc. To the first floor there is a large landing area with feature skylight window, four very well proportioned bedrooms, spacious family bathroom and additional shower room. Outside the property benefits from a pleasant, low maintenance courtyard garden, gated driveway and single garage which are accessed from the rear on Bedford Street. In the agents opinion viewing would be essential in order to fully appreciate this lovely home. Call today to arrange a viewing! Council tax band: D. Freehold.





## Entrance Lobby

Having part glazed front entrance door, tiled flooring, original front entrance door leading into:

## Entrance Hallway

Having exposed wooden flooring, radiator, picture rail, coved ceiling, stairs rising to first floor, large understairs storage cupboard.

## Lounge

16' 4" into bay x 15' 1" (4.97m x 4.59m)

Having large walk-in bay window to front aspect, exposed wooden flooring, log effect gas fireplace with granite hearth and brick built inset, radiator, picture rail, fitted storage cupboard and shelving to alcove.

## Dining Room

16' 0" x 12' 10" (4.87m x 3.91m)

Having exposed wooden flooring, large storage cupboard, radiator, picture rail and ornate coving.

## Kitchen Diner

16' 1" x 10' 3" (4.90m x 3.12m)

Having a range of matching wall and base units, frosted glass display cabinet, pelmet lighting, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in hob, oven and cooker hood, integral microwave, plumbing for dishwasher, space for fridge freezer, tiled effect vinyl flooring and radiator.

## Rear Entrance Hallway

Having rear entrance door, tiled effect vinyl flooring and radiator.

## Office

8' 0" x 5' 9" min (2.44m x 1.75m)

Having double aspect windows overlooking the garden, fitted workstation to include desk with storage beneath, tiled effect vinyl flooring and radiator.

## Utility

6' 11" x 6' 10" (2.11m x 2.08m)

Having single drainer stainless steel sink unit with tiled splash backs and base unit beneath, matching wall units, plumbing for washing machine, space for tumble dryer, space for additional fridge freezer, Viessmann central heating boiler (installed 2014 serviced annually) and tiled effect vinyl flooring.

## Ground Floor WC

Having low level WC, corner wash hand basin, tiled effect vinyl flooring and radiator.

## First Floor Landing

Having large built-in storage cupboard, original skylight window, airing cupboard housing hot water cylinder, radiator and 2 Velux windows.

## Bedroom 1

13' 6" max x 12' 10" (4.11m x 3.91m)

Having fitted wardrobes, additional built-in wardrobe, wash hand basin set in vanity unit, radiator and coved ceiling.

## Bedroom 2

13' 6" x 12' 0" (4.11m x 3.65m)

Having built-in wardrobe with access to loft, radiator and coved ceiling.

## Bedroom 3

10' 3" x 10' 0" (3.12m x 3.05m)

Having radiator.

## Bedroom 4

13' 6" x 7' 2" (4.11m x 2.18m)

Having radiator and coved ceiling.

## Family Bathroom

10' 6" x 6' 10" (3.20m x 2.08m)

Having spacious 3 piece suite comprising double ended panelled bath with mains fed rainfall shower, additional handheld shower and glass shower screen over, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, radiator, heated towel rail and part tiled walls.

## Shower Room

Having 3 piece suite comprising corner tiled shower cubicle with electric shower appliance, wash hand basin, low level WC, vinyl flooring, radiator, part tiled walls, extractor and access to roof space.

## Outside Front

To the front of the property there is a courtyard garden area enclosed by brick wall with wrought iron front entrance gate, raised planter with a variety of plants and shrubs and steps leading to front entrance door.

## Outside Rear

To the rear of the property there is a generous sized courtyard garden enclosed by a brick wall with raised planters to include a variety of plants and shrubs, outside lighting and cold water tap. Secure driveway accessed via substantial double wooden gates from Bedford Street.

## Garage

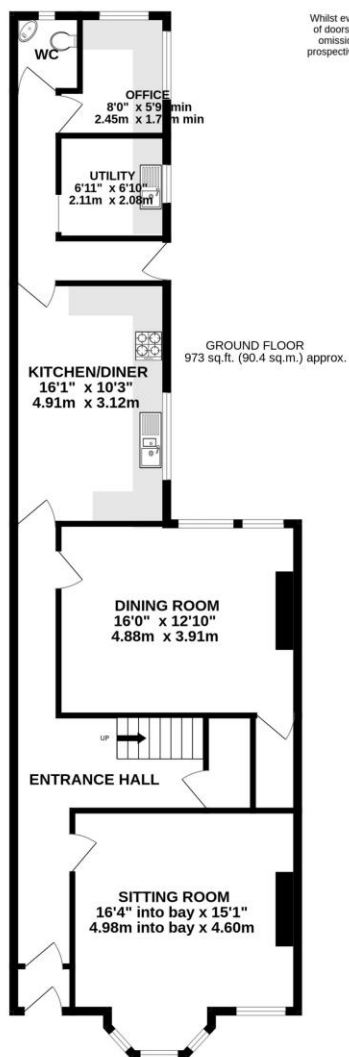
15' 10" x 9' 0" (4.82m x 2.74m)

Being of concrete sectional construction with up and over door and door leading into garden.

## Agents Note

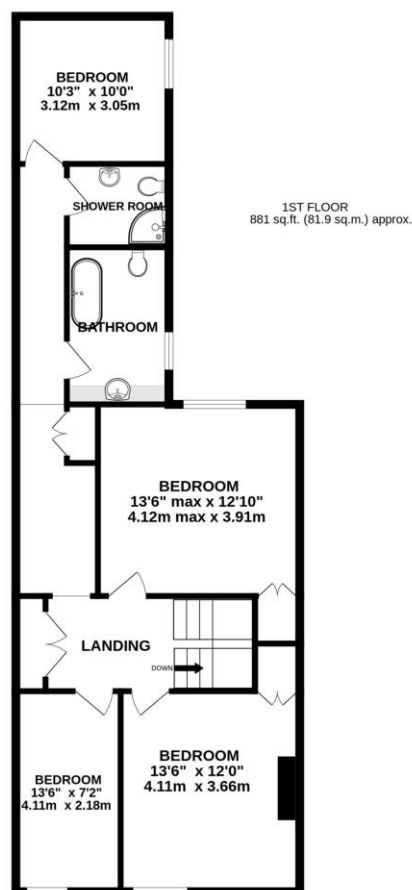
Various items of furniture/appliances maybe included as part of the sale subject to negotiation. Call today for further information.





TOTAL FLOOR AREA : 1854 sq.ft. (172.3 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 ©2023



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