



- Semi-Detached House
- 2 Double Bedrooms
- Immaculately Presented Interiors
- First Floor Shower Room

- Upgraded Kitchen Diner
- 17'4" Lounge
- Driveway Parking
- NO ONWARD CHAIN

Swift Gardens, St. Giles, LN2 4NA,
Offers Over £185,000





Starkey&Brown is delighted to represent this 2 double bedroom semi-detached house situated within the northern outskirts of Lincoln city centre. Being surrounded by a wealth of amenities, the property is ideal for a first time buyer or a growing family. The home itself has been immaculately presented throughout with a range of upgrades within the past 4 years. The kitchen was upgraded in 2023 with a range of eye and base level units source from Ikea and finished with a range of integral appliances to remain with the property. There is a sleek and stylish dining space with window overlooking the rear garden whilst having access to an external side door and further space which was previously utilised as a downstairs WC with some facilities remaining. The lounge diner measures 17'4" x 10'5" an impressive space with wood laminate flooring, having an electric feature fireplace and French doors looking out onto the rear garden. Rising to the first floor are 2 double bedrooms which benefit from the use of an upgraded bathroom in October 2022. The bathroom has now been changed into a shower room arrangement with a modern shower room, vanity unit and tiled floor and surround whilst benefitting from a separate WC. To the rear of the property there is an enclosed garden which is mostly laid to lawn and a second area which is paved and low maintenance housing 2 garden sheds. Off street parking is provided with a driveway for vehicles. Further benefits of the property includes gas central heating with a modern condensing boiler fitted approximately 4 years ago. For further details or viewing requests contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Having front door entry to front aspect, radiator and stairs rising to first floor. Access to kitchen diner and lounge.

Lounge

17' 4" x 10' 5" (5.28m x 3.17m)

Having French doors to rear aspect overlooking the rear garden, uPVC double glazed window to front aspect, radiator and electric fireplace.

Kitchen Diner

12' 5" max x 14' 1" max (3.78m x 4.29m)

Having a range of newly fitted eye and base level units in 2023. A range of fitted appliances such as fridge freezer, washing machine, dishwasher, induction hob with extractor hood, radiator and 2 uPVC double glazed windows to the front aspect. Access to external side entrance to the property as well as a former WC with some remaining facilities.

First Floor Landing

Having storage cupboard housing the gas combination condensing boiler (fitted approximately 4 years ago, last serviced September 2024), loft access (partial boarding) and a uPVC double glazed window. Access to bedrooms, shower room and separate WC.

Bedroom 1

15' 6" x 9' 6" (4.72m x 2.89m)

Having 2 uPVC double glazed windows to rear aspect and laminate flooring.

Bedroom 2

7' 6" x 15' 0" (2.28m x 4.57m)

Having 2 uPVC double glazed windows to rear aspect, wood laminate flooring and a radiator.

Shower Room

8' 1" x 8' 0" (2.46m x 2.44m)

Having a shower cubicle, vanity unit, low level WC, tiled flooring and surround, airing cupboard housing the hot water cylinder and tank (updated in 2022).

Separate WC

2' 6" x 4' 8" (0.76m x 1.42m)

Having subway tiled surround, low level WC and a uPVC double glazed obscured window to side aspect.

Outside Rear

Having an enclosed garden with fenced perimeters, a lawned area and pathway leading to a second area which is predominantly paved and housing 2 garden sheds (possibility of power into 1 garden shed).

Outside Front

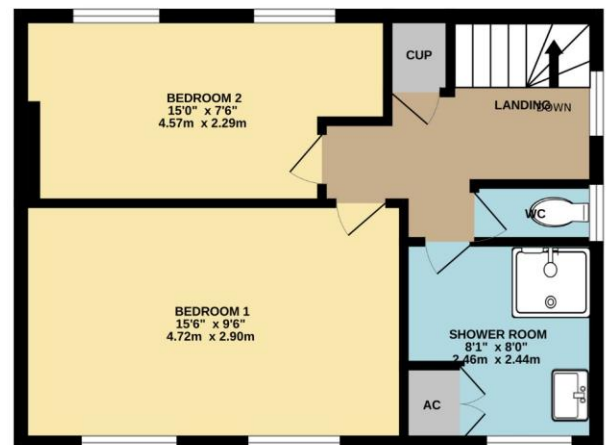
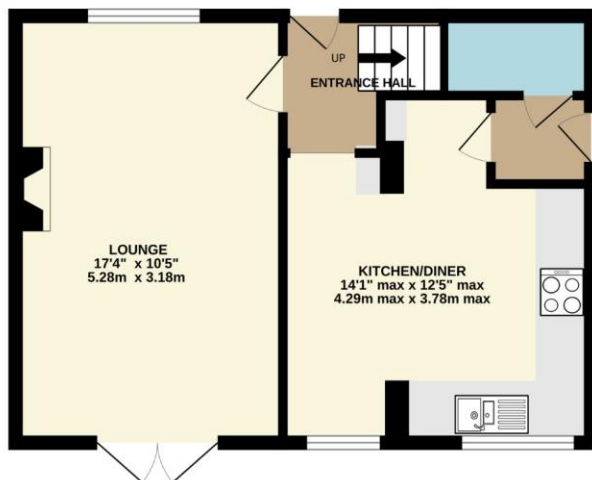
Having off street parking for vehicles and access to front door entry.





GROUND FLOOR

1ST FLOOR



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