



- Terraced House
- 2 Double Bedrooms
- Refurbished Kitchen & Bathroom
- Kitchen Diner
- 15ft Lounge
- First Floor Bathroom
- Enclosed Rear Garden
- Driveway Parking For 2 Cars

Minting Close, Lincoln, LN1 3TD,
£178,000





NO ONWARD CHAIN. Starkey & Brown are delighted to present this well-maintained two-bedroom mid-terraced home, ideally situated on the northern outskirts of Lincoln city centre. Lovingly cared for by the current owners the property has undergone a series of cosmetic upgrades, including feature wood panelling and new flooring within the past year. The stylish Wren kitchen features a range of fitted units, an AEG oven with a four-ring hob, an integrated fridge freezer and dishwasher (included in the sale) and ample space for dining. The full-length lounge boasts an elegant uPVC bay window facade and an electric fireplace, creating a warm and inviting living space. Upstairs, the generous master bedroom measures an impressive 15 feet, while the second double bedroom benefits from two built-in wardrobes. The contemporary three-piece bathroom suite adds to the home's comfort and convenience. Externally, the property features a lawned garden at the rear, offering plenty of space for relaxation and entertaining. To the front, off-street parking is available for two vehicles. Additional benefits include uPVC double glazing and gas central heating throughout. Minting Close is ideally positioned near a range of amenities, including primary and secondary schools, with excellent transport links via the A46 and A15. For further details, contact Starkey & Brown. Council Tax Band: A. Freehold.



Porch

Having entrance door. Access into entrance hall.

Entrance Hall

8' 0" x 5' 10" max (2.44m x 1.78m)

Having uPVC double glazed window to front aspect, internal door from the porch, new flooring and stairs rising to first floor.

Lounge

9' 10" x 15' 0" (2.99m x 4.57m)

Having uPVC double glazed bay window to front aspect, uPVC double glazed window to rear aspect and a feature electric burner, radiator, new flooring and feature wood panelling.

Kitchen

13' 3" max x 12' 10" max (4.04m x 3.91m)

Having a range of base and eye level units with counter worktops, integral appliances such as a 4 ring hob, integral AEG oven with extractor hood over, space and plumbing for appliances, sink and drainer unit, fridge freezer, dishwasher, Glowworm gas central heating boiler, radiator and a uPVC door to external access leading onto rear garden.

First Floor Landing

Having uPVC double glazed window to rear aspect and new carpets to the stairs and landing space.

Bedroom 1

14' 11" x 9' 11" (4.54m x 3.02m)

Having uPVC double glazed window to front and rear aspects, recently plastered ceiling, feature panelling, new flooring and new radiator.

Bedroom 2

10' 2" max x 9' 10" (3.10m x 2.99m)

Having 2 built-in wardrobes, 1 wardrobe over the stairs, radiator, new flooring, loft access and uPVC double glazed window to front aspect.

Bathroom

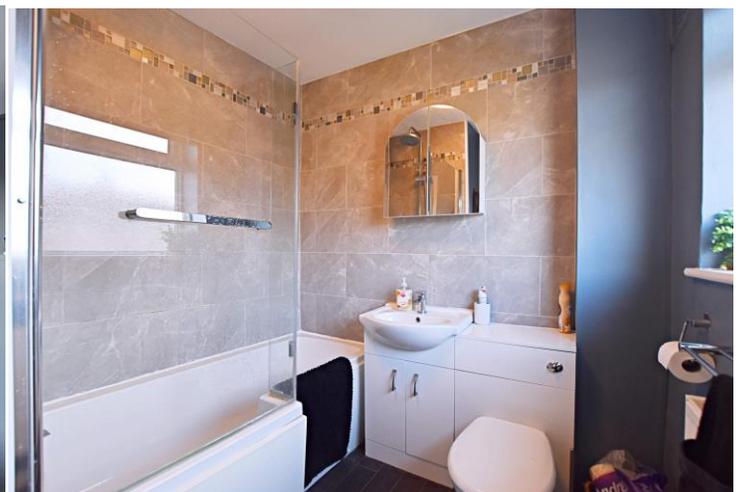
Having 3 piece suite comprising vanity unit, low level WC, 'P' shaped bath with rainfall showerhead over, tiled surround and uPVC double glazed obscured window to rear aspect and vinyl flooring.

Outside Rear

Enclosed with fenced perimeters, being mostly laid to lawn with slate shingle perimeter, outside water source, brick built outbuilding and uPVC door leading into kitchen.

Outside Front

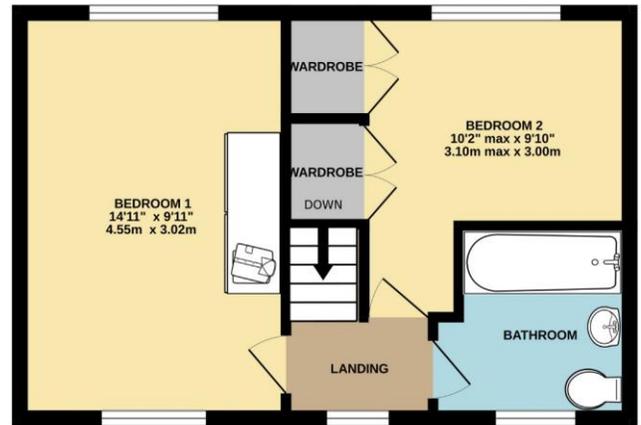
Having off street parking for a minimum of 2 vehicles.





GROUND FLOOR
368 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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.
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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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