

- Bay Fronted Town House
- Beautifully Presented Throughout
- 2 Double Bedrooms
- Luxury En-Suite Bathroom
- 2 Reception Rooms
- 11'10" Kitchen
- Landscaped, Private Garden
- Call Today To View

Newark Road, Lincoln, LN5 8NP,
Offers Over £150,000





Starkey&Brown is pleased to offer for sale this beautifully presented bay fronted town house on Newark Road. Over recent years the property has benefitted from a comprehensive scheme of improvement works by the current owners and has tastefully presented accommodation which briefly comprises lounge with bay window to front aspect, 13'3" dining room, 11'10" kitchen, 2 double bedrooms and a luxury en-suite bathroom with 4 piece bathroom suite. Outside the property benefits from a small garden area to the front and a landscaped and very well presented garden to the rear which offers an excellent degree of privacy. Call today to view. Council tax band: A. Freehold.



Lounge

Having composite front entrance door, traditional style cast-iron open fireplace with ornamental tiled inset, tiled hearth and slate surround, bay window to front aspect with window seat and storage beneath, radiator, dado rail and coved ceiling.

Dining Room

13' 3" x 11' 1" max (4.04m x 3.38m)

Having marble tiled effect laminate flooring, radiator, dado rail, coved ceiling, wall lights and downstairs storage cupboard.

Kitchen

11' 10" x 6' 4" (3.60m x 1.93m)

Having a range of matching bespoke handmade solid wall and base units, one and a half bowl single drainer sink unit with brick slip splashbacks, gas cooker point, space for fridge and freezer, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, attractive tiled effect vinyl flooring, coved ceiling, LED downlights and part glazed composite door leading to rear garden.

First Floor Landing

Bedroom 1

13' 3" x 11' 1" (4.04m x 3.38m)

Having fitted sliding door part mirrored wardrobes and radiator.

Luxury En-Suite

Having luxury 4 piece suite comprising large shower cubicle with aquaboard splash backs, mains fed shower and glass shower door, panelled bath, wall hung wash hand basin, low level WC with concealed cistern, airing cupboard housing Worcester central heating boiler, additional linen cupboard, ceramic tiled floor, heated towel rail, fully tiled walls and extractor.

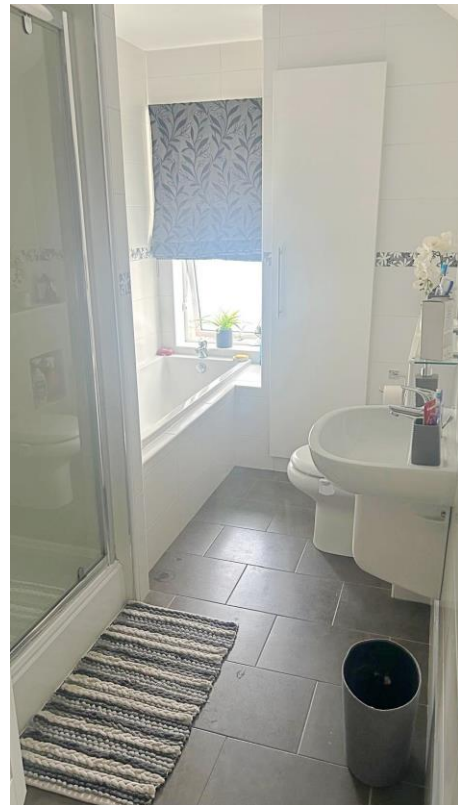
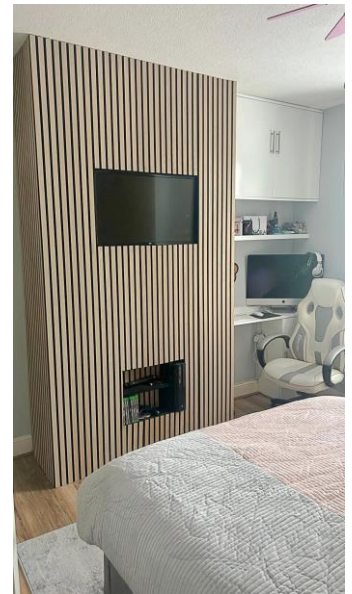
Bedroom 2

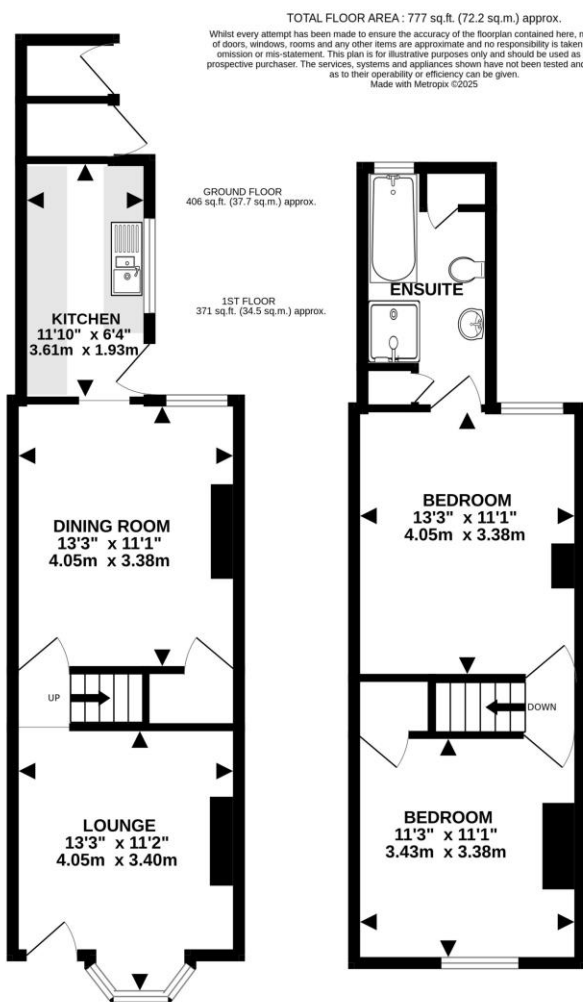
11' 3" x 11' 1" (3.43m x 3.38m)

Having radiator and ceiling light fan.

Outside Rear

To the rear of the property is a beautifully landscaped garden which offers an excellent degree of privacy, being west-facing and comprising artificial turf with railway sleeper borders, power and raised timber, 2 brick built outbuildings, cold water tap, outside lighting and gate leading to secure passage to the rear.





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

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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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