



- Spacious Family Home
- Very Well Presented Throughout
- 3 Good Size Bedrooms
- 2 Bathrooms

- 20ft Lounge Diner With French Doors
- Full Enclosed Rear Garden
- Perfect First Home Or Investment
- Call Today To View!

Cotman Road, , LN6 7NU,
£185,000





Starkey&Brown is pleased to offer for sale this well presented spacious family home on Cotman Road, Accommodation briefly comprises entrance hallway, 20ft lounge diner with French doors leading to rear garden, 12'8" kitchen, utility, first floor landing, 3 well proportioned bedrooms, family bathroom and a separate shower room. Outside the property benefits from a fully enclosed garden to the rear with a brick built outbuilding. Call today to view. Council tax band: A. Freehold.



Entrance Hallway

Having front entrance door, stairs rising to first floor and understairs storage cupboard.

Lounge Diner

20' 0" x 10' 10" (6.09m x 3.30m)

Having coal effect gas fireplace with modern hearth and surround, laminate wood effect flooring, radiator, coved ceiling and French doors overlooking the rear garden.

Kitchen

12' 8" x 10' 8" (3.86m x 3.25m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for washing machine, space for fridge, central heating boiler, ceramic tiled floor, coved ceiling and uPVC door to garden.

Utility

8' 9" x 6' 4" (2.66m x 1.93m)

Having additional uPVC front entrance door, double base unit, space for additional appliances, ceramic tiled floor and opening into kitchen.

First Floor Landing

Having large storage cupboard and access to loft.

Bedroom 1

14' 2" x 9' 11" (4.31m x 3.02m)

Having laminate wood effect flooring and radiator.

Bedroom 2

9' 10" x 9' 2" min (2.99m x 2.79m)

Having laminate wood effect flooring and radiator.

Bedroom 3

10' 10" x 9' 10" max (3.30m x 2.99m)

Having laminate wood effect flooring and radiator.

Bathroom

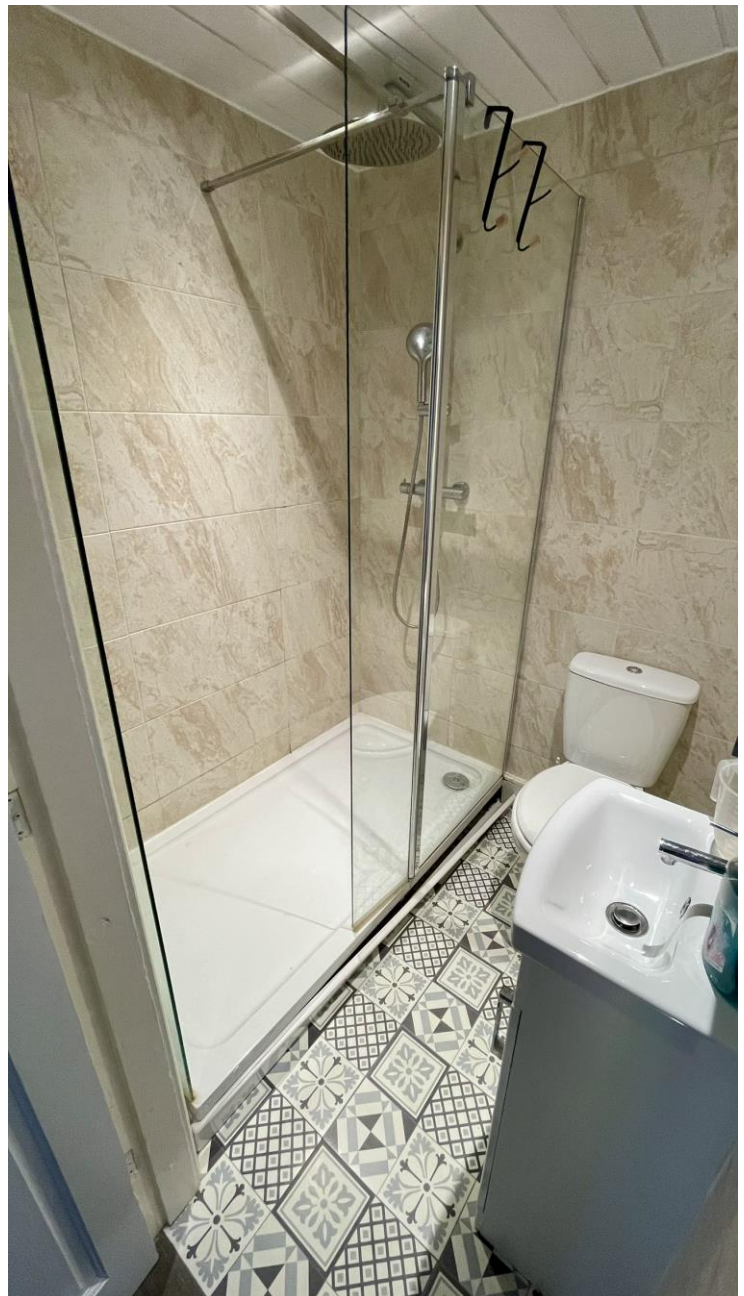
Having 3 piece suite comprising panelled bath with electric shower appliance and shower screen over, pedestal wash hand basin, low level WC, tiled effect flooring, heated towel rail, part tiled walls and LED downlights.

Shower Room

Having 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional hand held shower and glass shower screen, wash hand basin set in vanity unit, low level WC, tiled effect vinyl flooring, extractor and LED downlights.

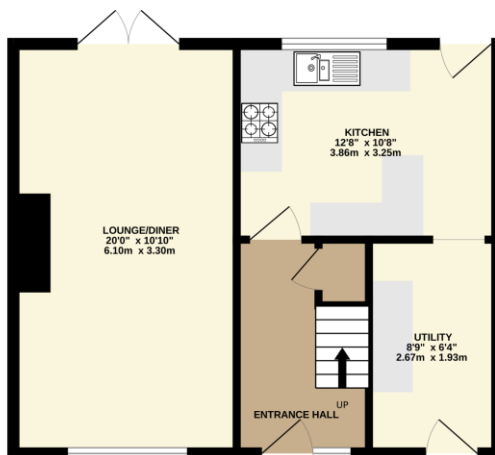
Outside Rear

To the rear of the property is an enclosed lawned garden with a brick built outbuilding.

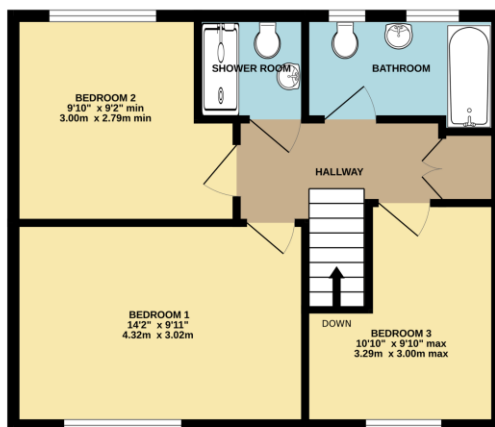




GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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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.

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