



- NO ONWARD CHAIN!
- Mid-Terraced House
- 3 Bedrooms
- 19'9" Lounge & Conservatory
- Kitchen Diner
- Wet Room & Ground Floor WC
- Generous Rear Garden
- Call Today To View!

Stapleford Avenue, Lincoln, LN2 2DR,
Offers In Region Of £160,000





Offered for sale with no onward chain is this 3 bedroom terrace property situated within the Northern outskirts of Lincoln city centre. Stapleford Avenue comes with a well-presented gardens and spacious living accommodation over 2 floors. The property is in need of an interior update which offers plenty of scope for modernising. The ground floor comprises of an entrance hall, downstairs WC and access to a kitchen and dining space measuring 12'2" max x 19'9" includes a modern arrangement of kitchen units with integrated appliances, space and plumbing for further kitchen utilities. There is a good sized lounge measuring 19'9" which gives access into a uPVC conservatory. Rising to the first floor area with three spacious bedrooms, two of which are double. All bedrooms benefit from the use of wet room with a walk-in shower arrangement. To the rear of the property is a lawned garden, a large paved seating area to enjoy the abundance of sun throughout the summer months. To the front of the property is a landscaped garden which has potential for vehicular driveway (subject to the necessary planning permissions). The property comes with the benefit of free electricity through the fitted solar panels via parent company A Shade Greener. This comes at no cost to the property owner at all. Further details upon request. Further benefits of the property includes nearby amenities which includes schooling at primary and secondary level, doctors surgery, independent stores and off licences and a regular bus service to and from Lincoln city centre. For further details and viewing arrangements contact Starkey&Brown today. Council tax band: A. Freehold.



Entrance Hall

Having stairs rising to first floor, uPVC front door entry to front aspect, uPVC double glazed obscured window, understairs storage cupboard and access to downstairs WC.

Downstairs WC

Having a low level WC and hand wash basin unit.

Kitchen Diner

12' 2" max x 19' 9" (3.71m x 6.02m)

Kitchen Area

7' 5" x 12' 2" (2.26m x 3.71m)

Having a range of modern eye and base level units with counter worktops, integral oven, hob, space and plumbing for further appliances, uPVC external door to rear aspect, uPVC double glazed window to rear aspect, sink and drainer unit. Leading into:

Dining Area

5' 9" x 8' 6" (1.75m x 2.59m)

Having uPVC double glazed window to front aspect,

Lounge

11' 0" x 19' 9" (3.35m x 6.02m)

Having uPVC double glazed window to front aspect, internal window to hallway, radiator and an electric fireplace. Access to:

Conservatory

Having full uPVC double glazing, double door entry to rear garden and a radiator.

First Floor Landing

With access to bedrooms, a wet room and loft. Large storage cupboard with potential of adding en-suite.

Master Bedroom

14' 1" x 9' 9" (4.29m x 2.97m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

11' 0" x 9' 7" (3.35m x 2.92m)

Having a uPVC double-glazed window to rear aspect, radiator. Large built-in storage cupboard which has the potential, with the adjacent cupboard, to add an en-suite.

Bedroom 3

9' 2" max x 10' 8" (2.79m x 3.25m)

Having uPVC double glazed window to front aspect and radiator.

Wet Room

8' 9" x 5' 1" (2.66m x 1.55m)

Having walk-in shower with electric shower, low level WC, hand wash basin unit and uPVC double glazed obscured window to rear aspect, extractor unit and radiator.

Outside Rear

Having an enclosed garden which is laid to lawn with a large paved seating area, external water source and enclosed with fenced perimeters.

Outside Front

Having a well-presented front garden being mostly laid to lawn with pathway leading to front door entry.

Agents Note 1

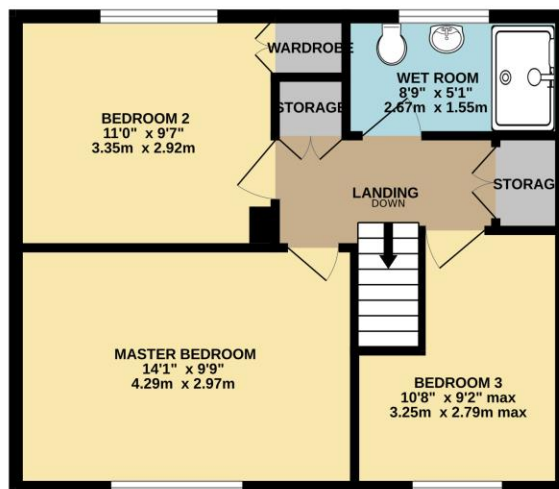
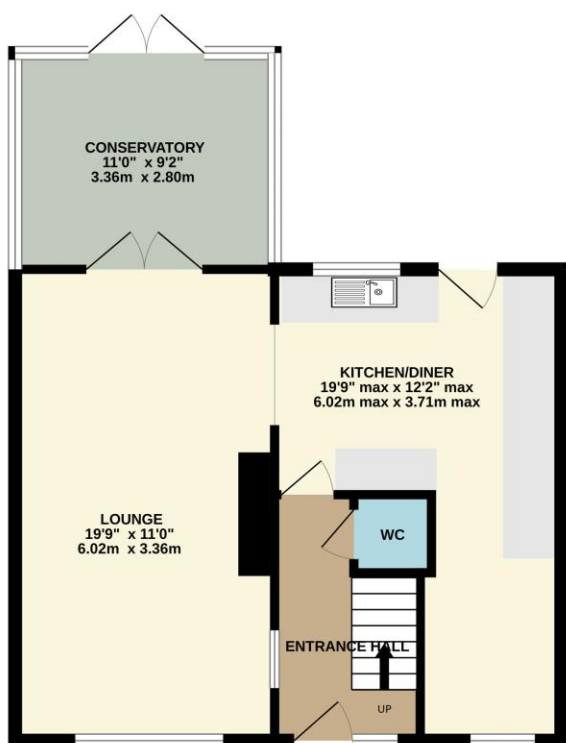
The property comes with solar panels which are leased through the parent company A Shade Greener. For further details on solar panel. Please contact Starkey&Brown for more information.





GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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 ©2025

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE