



- 4 Bedrooms
- End Terraced House
- 3 Floors
- Approx 150 Sqm

- 30'3" Kitchen Diner
- First Floor Lounge
- Garden, Garage & Driveway
- Located Adjacent To Lincoln Carlton Academy

Carlton Boulevard, Lincoln, LN2 4WJ,  
£315,000







NO ONWARD CHAIN! Starkey&Brown is delighted to represent for sale this 4 bedroom end terraced house boasting accommodation over 3 floors. The property measures approximately 150 sqm and features living accommodation over 3 floors. The ground floor comprises of a welcoming entrance hall which has been designed for a modern open plan welcoming space ideal for a separate dining area or further flexible uses. The kitchen diner measure 30'3" x 11'6" and features a range of eye and base level units with space and plumbing for appliances with French doors leading onto the rear garden. The ground floor is completed with a utility room and a downstairs WC. Rising to the first floor there is a generous lounge measuring 19'6" x 13'5" with a triple set of windows to the front aspect as well as having access to the master bedroom measuring 16'2" x 13'8" and an en-suite shower room. Rising to the second floor are 3 generous bedrooms all benefitting from the use of a 3 piece family bathroom suite. Externally the property comes with a easy to maintain garden which is laid to patio and turf. Access to a single garage measuring 9'0" x 16'8". Further benefits of the property includes a custom fitted modern oak staircase, uPVC double glazing throughout, gas central heating and driveway parking for 1 vehicle situated in front of the garage. The property is conveniently located to a wealth of local amenities these include Lincoln Carlton Academy, Carlton Centre shopping complex with Glebe Park doctors surgery, regular bus service to and from the Cathedral city of Lincoln, a selection of nationwide retailers, independent stores, Co-op food store, gym and post office. For further details and viewing requests. Contact Starkey&Brown. Council tax band: D. Freehold.





## Entrance Hall

Having uPVC double glazed window to front aspect, radiator, stairs rising to first floor and an understairs storage cupboard.

## Downstairs WC

Having low level WC, pedestal hand wash basin unit, extractor unit and radiator.

## Utility Room

7' 6" x 6' 9" (2.28m x 2.06m)

Having a consumer unit, eye and base levels units, space and plumbing for laundry appliances, radiator, uPVC double glazed window to rear aspect and door to rear aspect leading to rear garden.

## Kitchen Diner

30' 3" x 11' 6" max (9.21m x 3.50m)

Having a range of base and eye level units with counter worktops, space and plumbing for kitchen appliances, sink and drainer unit and 2 radiators. French doors to rear aspect leading onto the rear garden, uPVC double glazed windows to front and rear aspect and tiled flooring.

## First Floor Landing

Having radiator with access to lounge and master bedroom.

## Lounge

13' 5" x 19' 6" (4.09m x 5.94m)

Having coved ceiling, 2 radiators and 3 uPVC double glazed windows.

## Master Bedroom

16' 2" max x 13' 8" max (4.92m x 4.16m)

Having radiator and uPVC double glazed window to rear aspect. Access to:

## En-Suite

5' 7" x 6' 4" (1.70m x 1.93m)

Having low level WC, pedestal wash hand basin unit, shower cubicle, uPVC double glazed obscured window to rear aspect and extractor unit.

## Second Floor Landing

Having airing cupboard housing a gas combination baxi boiler and loft access. Access to bedrooms and bathroom.

## Bedroom 2

16' 2" x 9' 6" (4.92m x 2.89m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 3

13' 9" x 7' 6" (4.19m x 2.28m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 4

10' 6" x 11' 8" (3.20m x 3.55m)

Having 2 uPVC double glazed windows to front aspect and radiator.

## Bathroom

9' 6" x 6' 4" max (2.89m x 1.93m)

Having 3 piece suite comprising of a panelled bath with half tiled surround and shower head over, low level WC, hand wash basin unit, radiator, extractor unit, uPVC double glazed obscured window to rear aspect.

## Outside Rear

Having landscaped garden with patio and lawned area. Giving personnel access to garage.

## Garage

9' 0" x 16' 8" (2.74m x 5.08m)

Having roller shutter manual door, power and lighting. Personnel door to rear aspect.

## Parking

The property comes with 1 allocated parking space situated in front of the garage.

## Outside Front

Having communal pathway, hedged perimeters and being located adjacent to Lincoln Carlton Academy.







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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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