





- 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

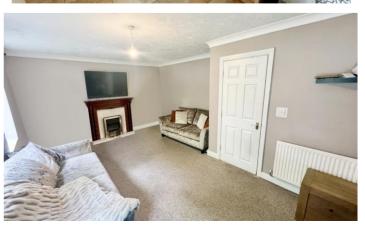


NO ONWARD CHAIN! Starkey&Brown is delighted to represent for sale this 4 bedroom end terraced house boasting accommodation over 3 floors. The property measures approximately 150 sqm and features living accommodation over 3 floors. The ground floor comprises of a welcoming entrance hall which has been 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 WO

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.

Redroom 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.









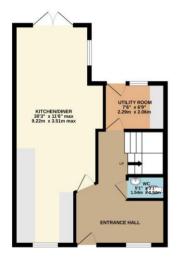




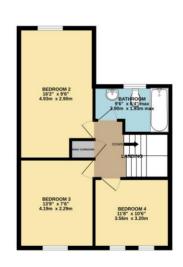














122 CARLTON BOULEVARD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen 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 guarant as to their operability or efficiency can be given.

Made with Metropix £025

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











