



- Semi-Detached Former Chapel Conversion
- 3 Double Bedrooms
- Open Plan Kitchen Diner
- 28'6" Lounge With Italian Porcelain Tiled Flooring
- Two Rix Bathrooms Fitted In 2023
- Landscaped South-Facing Garden
- Stunning High Specification Finish Throughout
- Prime West End Location

Chapel House, Hampton Street, West End, LN1 1NE,
£395,000



Starkey&Brown is delighted to represent this former chapel converted in 2016 which now consists of a 3 double bedroom semi-detached house.

Boasting immaculate living accommodation over 2 floors and featuring unique characteristics such as vaulted ceiling and exposed beams. This home is conveniently located in the popular West End area of Lincoln, being only a short 10 minute walk from Lincoln city centre, the property offers modern living with large sociable spaces.

The kitchen diner measuring 28'6" and comes with a range of fitted Neff appliances as well as a kitchen island and quartz worktops. The ground floor is completed with Italian porcelain flooring throughout as well as a selection of bespoke joinery.

Further benefits of the property includes uPVC double glazing and Velux windows to the first floor, hallway and main bedroom include original chapel vaulted beams. With the ground floor coming with modern plantation shutters. The ground floor is completed with 28'6" lounge with vaulted ceiling leading to first floor landing, providing a dramatic staircase rising to the first floor, a utility room and a downstairs WC.

Rising to the first floor are 3 double bedrooms which boasts maximum ceiling heights of 12'5". Furthermore the master bedroom comes with en-suite which was upgraded by Rix Bathrooms in 2023 and a 3 piece bathroom suite which was also upgraded in 2023 by Rix Bathrooms.

Externally, the home comes with a sun drenched garden which has been landscaped to provide the perfect seating area for entertaining and relaxing with guests, having a south and west facing orientation this faces easy to maintain and also integrates alfresco dining and indoor&outdoor living.

Situated in the West End of Lincoln the property is within easy reach of city centre amenities, along the West End is 2 highly rated restaurants such as Anna's Place which is known for having Trip Advisors highest rated breakfasts as well as further selection of dishes with an Italian twist. The Sycamore, which is located on the edge of the West Common, is a highly rated restaurant.

Furthermore The Brayford Marina, The University Of Lincoln, Lincoln Cathedral and Lincoln Castle is within a short stroll. For further details and viewing requests. Contact Starkey&Brown.

Council tax band: C. Freehold.



Entrance Hall

Having Italian porcelain tiled flooring, storage cupboard and a single radiator. Access to utility and kitchen diner.

Utility

5' 3" x 9' 7" (1.60m x 2.92m)

Having space and plumbing for laundry appliances, custom built coat and boots store, Italian porcelain tiled flooring, a single radiator, sky lantern and access to:

Downstairs WC

Having a low level WC, vanity unit, Italian porcelain tiled flooring, sensor lighting and airing cupboard housing a gas combination boiler (serviced in 2024) and shelving for towels.

Kitchen Diner

28' 6" x 12' 8" (8.68m x 3.86m)

Having a range of base and eye level units with kitchen island both finished with quartz worktops, Neff integral appliances such as double oven, microwave, 5 ring hob and extractor, further appliances such as a fridge freezer, integrated bin store, wall mounted extractor on external wall, larder cupboard and a sunken sink. Kitchen diner also features sliding door to the garden, 2 uPVC double glazed windows both fitted with plantation shutters, Italian porcelain tiled flooring, 2 vertical radiators and access into:

Lounge

28' 6" x 11' 5" (8.68m x 3.48m)

Finished with Italian porcelain tiled flooring, deep skirting board finish, uPVC double glazed windows with plantation shutters to side aspect, 2 radiators, understairs storage cupboard, vaulted ceiling and stairs leading to landing. Bespoke joinery fitted shelving unit to remain with the property.

First Floor Landing

Having vaulted ceiling, stairs to ground floor, Velux skylight, a single radiator, exposed beam and loft access (insulated no boarding).

Master Bedroom

12' 1" x 11' 8" (3.68m x 3.55m)

Having a vaulted ceiling, Velux window, a single radiator and exposed beams. Access into:

En-Suite

4' 7" x 7' 9" (1.40m x 2.36m)

Upgraded by Rix Bathrooms in 2023. With subway tiled surround in Victorian Green, vanity unit with floating WC, hand wash basin unit with LED illuminating mirror over, heated towel rail with matt finish, LVT flooring, mains fed shower with rainfall shower head and extractor unit.

Bedroom 2

12' 1" x 12' 9" (3.68m x 3.88m)

Having a single radiator and 1 Velux window.

Bedroom 3

12' 8" x 11' 10" max (3.86m x 3.60m)

Having maximum ceiling height of 12'1", a single radiator and 2 Velux windows.

Bathroom

8' 11" x 5' 10" (2.72m x 1.78m)

Upgraded by Rix Bathrooms in 2023. Having panelled bath with aquaboard surround with mains fed shower over, low level WC, vanity unit with LED illuminating mirror over, LVT flooring, tiled surround and heated towel rail in matt finish.

Outside Rear

The garden is south and west facing orientation. With fully patio and landscaped finish with raised flowerbeds, a timber built garden shed (to remain), external water and power source. Whilst also providing access to Hampton Street.





**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

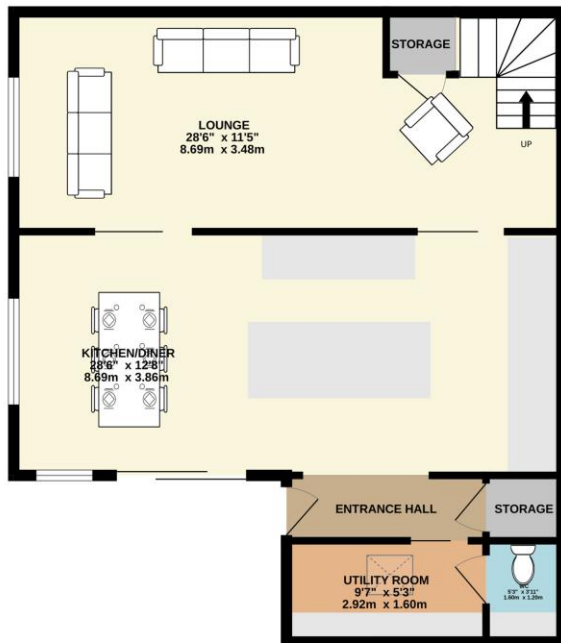


**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

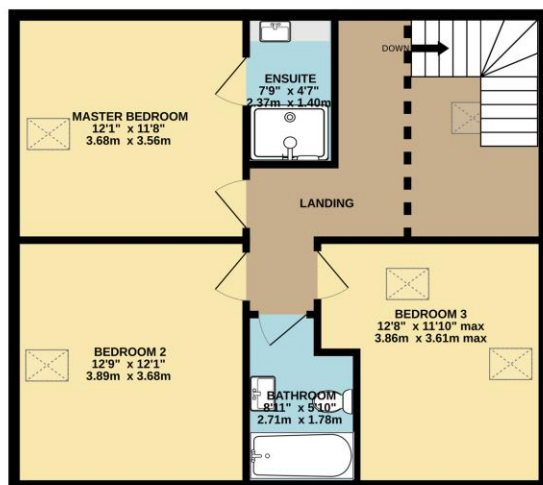


**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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