



- Spacious 3 Storey House
- 3 Bedrooms
- En-Suite To Master
- Lounge Diner

- Kitchen & Downstairs WC
- South-Facing Rear Garden
- Single Garage
- Possible Additional Parking Space

Byland Close, Carlton Boulevard, LN2 4GH,  
£209,950







Situated on Byland Close. Starkey&Brown are pleased to offer for sale this spacious 3 storey house. The accommodation comprises of 3 good sized bedrooms, with en-suite to the master, a family bathroom, lounge diner with French doors to a south-facing rear garden, kitchen and a downstairs WC. The property is extensively uPVC double glazed and has a gas fired central heating system. There is a single garage in the block with 1 parking space in front of the garage. There is also the potential possibility to have an additional parking space in front of the property. Call the office for further details. Council tax band: B. Freehold.





## Front door leading into:

### Entrance Hallway

Having stairs rising to first floor, door to lounge diner, kitchen and downstairs WC.

### Lounge Diner

15' 5" x 14' 7" (4.70m x 4.44m)

Having uPVC French doors leading to rear garden, radiator and understairs storage cupboard.

### Kitchen

11' 3" x 8' 1" (3.43m x 2.46m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, built-in appliances include a 4 ring hob, oven and extractor hood, fridge freezer and a dishwasher. There is also a stainless sink with single drainer unit and uPVC window to front aspect.

### Downstairs WC

Having a 2 piece suite comprising of a low level flush WC, wash hand basin, radiator and uPVC window.

### First Floor Landing

Having storage cupboard and stairs rising to second floor.

### Bedroom 2

15' 2" max x 14' 7" (4.62m x 4.44m)

Having a walk-in wardrobe and dressing space, 2 uPVC windows and a single radiator.

### Bedroom 3

11' 7" x 7' 6" (3.53m x 2.28m)

Having a single radiator and uPVC window.

### Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

Having a 3 piece suite comprising of a panelled bath with mixer taps and shower attachment, wash hand basin and a low level flush WC.

### Second Floor Landing

Having Velux window. Door to:

### Master Bedroom

16' 8" max x 14' 5" max (5.08m x 4.39m)

Having built-in cupboard plus built-in wardrobes, uPVC window and a radiator.

### En-Suite

6' 5" x 6' 0" (1.95m x 1.83m)

Having 3 piece suite comprising shower cubicle with shower inset, wash hand basin, a low level flush WC and a Velux window.

### Outside Rear

Is predominantly south-facing, being not overlooked from the rear aspect, mainly laid to lawn with a variety of flowers, plants and shrubs. There is a gate to the rear of the garden with a passageway leading to the garage.

### Garage

Having up and over door and parking in front of the garage for 1 car.

### Agents Note

We are advised by the vendor that the property has a yearly communal maintenance charge which currently stands at £345 per annum. For more details. Please contact Starkey&Brown.



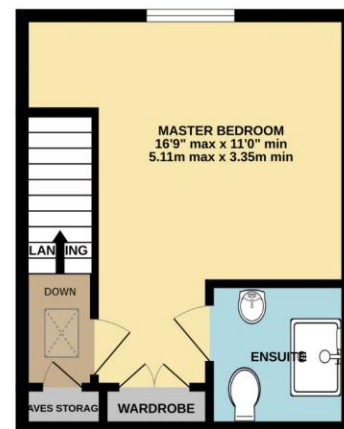
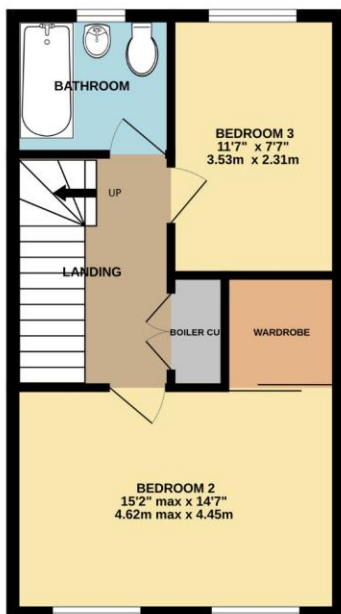
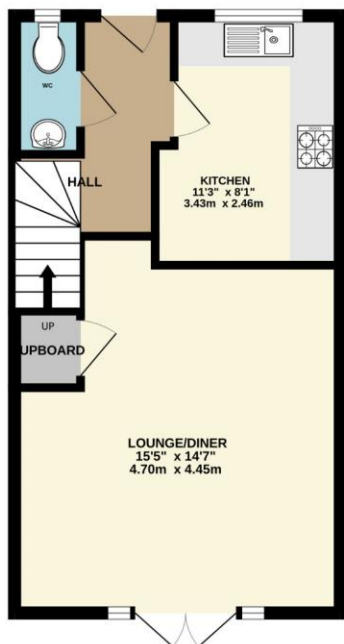




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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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](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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