



- Bay Fronted Period Terrace House
- 2 Double Bedrooms
- Lounge & Dining Room
- Kitchen With Utility Space & Downstairs WC

- Bathroom Suite To First Floor
- Landscaped South-Facing Garden
- Upgraded Boiler In 2025
- Situated In The Popular West

May Crescent, West End, LN1 1LP,
£230,000





Situated in the popular West End of Lincoln is this period 2 double bedroom terrace home. Being immaculately presented throughout with a variety of period features the property offers cosy living over 2 floors. The ground floor comprises a bay fronted lounge with traditional cast iron open fireplace, a separate dining room measuring 12'6" x 11'10" which access to a modern kitchen with a range of fitted units and integrated appliances completed with a utility space and a downstairs WC. Rising to the first floor are 2 double bedrooms with both bedrooms benefiting from the use of a 4 piece modern bathroom. The property benefits from a superb south-facing garden which has recently been landscaped to create an ideal environment for entertaining, relaxing and al-fresco dining and access to brick built outbuilding measuring 8'0" x 7'1". Further benefits of the property include uPVC double glazing throughout, gas central heating with newly fitted gas combination boiler in 2025 and a landscaped front garden. The West End of Lincoln has a vibrant atmosphere with close access to Lincoln's main High Street and further attractions. This include Brayford Marina, West Common and a short walk to the historic quarter of Lincoln Cathedral, Lincoln Castle & Bailgate areas. For further details and viewing arrangements. Please contact Starkey&Brown. Council band: B. Freehold.



Entrance Hall

Having composite front door entry to front aspect, stairs rising to first floor and a radiator. Access to lounge, dining room.

Lounge

13' 3" into bay x 12' 5" (4.04m x 3.78m)

Traditional cast-iron feature open fireplace with slate hearth and wooden surround, uPVC double glazed bay window to front aspect, radiator, ornate cornice, deep skirting boards and wood flooring.

Dining Room

12' 6" x 11' 10" (3.81m x 3.60m)

Having uPVC double glazed window to rear aspect, laminate wood effect flooring, radiator, ornate cornice, access to understairs storage cupboard housing consumer unit and utility meters. Access into:

Kitchen

12' 4" x 7' 0" (3.76m x 2.13m)

Range of base and eye level units with counter worktops, integral appliances to remain built-in eye level fan assisted oven, hob and cooker hood, integral fridge freezer, dishwasher, sink and drainer unit, newly laid tiled flooring, 2 uPVC double glazed windows and uPVC double glazed door to side aspect leading onto rear garden. Access to:

Utility Space

Having space and plumbing for washing machine. Access via pocket door into:

Downstairs WC

Newly fitted suite. Velux window, low level WC, hand wash basin unit and extractor.

First Floor Landing

Airing cupboard with new gas Worcester combination boiler. Access to bedrooms and a first floor 4 piece bathroom suite.

Master Bedroom

15' 10" x 11' 0" (4.82m x 3.35m)

One uPVC double glazed window to front aspect, radiator, built-in wardrobe with loft access (no boarding and no insulation).

Bedroom 2

12' 0" x 9' 5" (3.65m x 2.87m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

Upgraded modern 4 piece suite comprising panelled bath, low level WC, pedestal hand wash basin unit, walk-in shower cubicle, tiled surround, uPVC double glazed obscured window to rear aspect, tiled floor and chrome heated hand towel rail.

Outside Rear

Having a south-facing garden which has stepped access, but being completely laid to patio. Enclosed with walled and fenced perimeters, flower perimeter and external water source. Access to:

Brick Built Outbuilding

8' 0" x 7' 1" (2.44m x 2.16m)

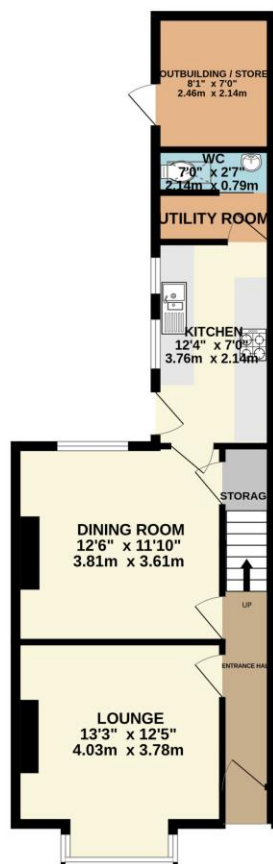
Rear access for bins.





GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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