



- Detached House
- 2 Bedrooms
- Lounge & Dining Room
- Large Entrance Hall & Kitchen

- Ground Floor Bathroom & First Floor WC
- Galleried Landing
- Shared Garden Arrangement
- Unique Residential Opportunity

Allison Place, West End, LN1 1PY,
£220,000





This 2 bedroom detached house sits in the heart of Lincoln's popular West End. The property was refurbished and remodelled from its former past at the Old Forge, which was linked to the neighboring property - the former stables. The property now consists of a welcoming entrance hall with galleried landing, kitchen and separate dining room, lounge and ground floor bathroom. Rising to the first floor are two bedrooms, separate WC and a landing with two windows providing an abundance of natural light. The property comes with its own title boundaries but currently has a shared garden arrangement with next door. West Parade is located a short 10 minute walk from the main hub of Lincoln High Street, however it is ideally positioned to provide a short walk to either the Brayford Wharf or the historic Lincoln Cathedral, Castle and Bailgate area. For further details, contact Starkey&Brown today. Council tax band: A. Freehold.



Access currently shared garden arrangement and shared access road from Allison Place

Entrance Hall

8' 8" x 17' 4" (2.64m x 5.28m)

Having uPVC front door entry, radiator, stairs rising to first floor and understairs storage cupboard. Access to:

Kitchen

5' 9" x 8' 5" (1.75m x 2.56m)

Having a range of base and eye level units with counter worktops, integral oven, hob and extractor hood over and Velux window. Access into:

Dining Room

10' 11" x 8' 5" (3.32m x 2.56m)

Having uPVC double glazed window to front aspect and radiator.

Lounge

8' 7" x 10' 10" (2.61m x 3.30m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

8' 7" x 6' 2" (2.61m x 1.88m)

Having panelled bath with shower over, low level WC, vanity hand wash basin unit, tiled floor, extractor unit and chrome heated hand towel rail.

Upstairs Landing 8'8" wide

0' 0" x 0' 0" (0.00m x 0.00m)

Having 2 uPVC double glazed windows to front aspect. Access to bedrooms and separate WC.

Master Bedroom

12' 4" max (11'2" min) to beam x 8' 7" (3.76m x 2.61m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

8' 7" x 7' 8" (2.61m x 2.34m)

Having uPVC double glazed window to front aspect and radiator.

WC

3' 3" x 5' 5" (0.99m x 1.65m)

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

Outside

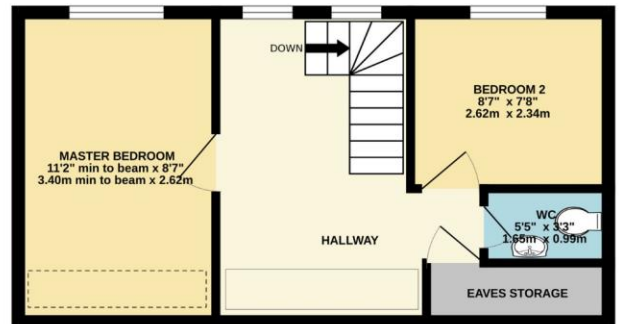
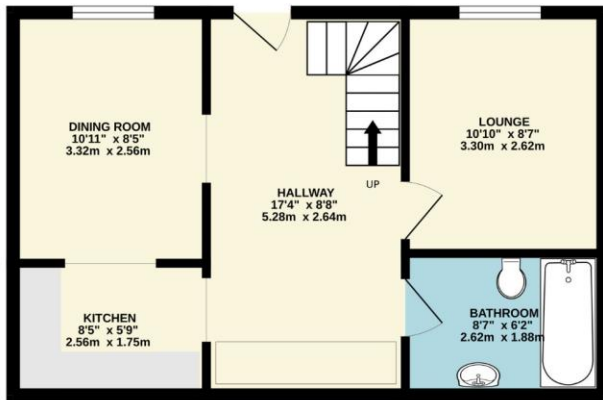
Currently being a shared arrangement with either individual properties having their own boundaries. Whilst also having shared access from Allison Place.





GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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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



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