



- Refurbished Former Stables
- 3 Bedroom Bungalow
- Open Plan Living With Bi-Folding Doors
- Bathroom & En-Suite WC To Master

- Gas Central Heating & uPVC Double Glazing
- Shared Garden
- City Centre Location
- Unique Opportunity

Allison Place, West End, LN1 1PY,
£210,000





A unique opportunity to purchase a rare, former stables which has been refurbished into two separate properties. The bungalow offers a modern open plan living arrangement which offers sun drenched rooms and spacious bedrooms. The kitchen diner and living area boasts vaulted skylights and bi-folding doors whilst having underfloor heating throughout. The master bedroom comes with a dresser and en suite WC. Finishing off the property is a family bathroom with 3 piece suite, combination boiler and an external covered decking area perfect for entertaining guests and relaxing. Nestled in the heart of Lincoln's West End, Allison Place is surrounded by a wealth of amenities all within walking distance. These include supermarkets and off licenses, independent retail stores and national chains whilst also being nearby to the University of Lincoln and the historical areas of Lincoln's Cathedral Quarter. Council tax band: A. Freehold. For further details please contact Starkey&Brown.



Entrance Into:

Kitchen Area

13' 2" x 11' 8" (4.01m x 3.55m)

Having vaulted ceiling with skylight window, a range of base and eye level units with counter worktops, space and plumbing for appliances, sink and drainer unit, uPVC front door entry with uPVC window to front aspect and opening out into:

Living Area

13' 6" x 8' 4" (4.11m x 2.54m)

Having bi-folding doors and underfloor heating. Access to bedrooms 2 and 3.

Master Bedroom

13' 10" max (9'2" min) x 9' 1" (4.21m x 2.77m)

Having radiator and uPVC double glazed window to front aspect. Dresser measuring 3' 7" x 6' 3" (1.09m x 1.90m). Access to:

En-Suite WC

3' 3" x 6' 3" (0.99m x 1.90m)

Having low level WC, vanity hand wash basin unit, sliding door and tiled flooring.

Bedroom 2

10' 3" x 7' 11" (3.12m x 2.41m)

Having uPVC double glazed window to front aspect and underfloor heating.

Bedroom 3

7' 6" x 8' 6" min (2.28m x 2.59m)

Having uPVC double glazed window to rear aspect and underfloor heating.

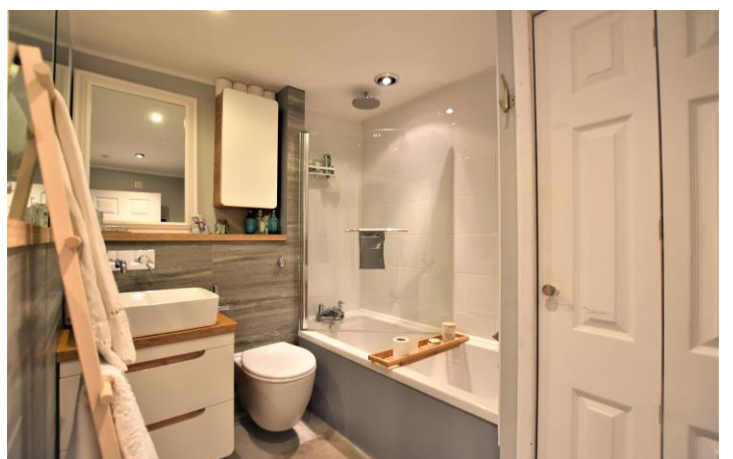
Bathroom

6' 2" x 8' 1" (1.88m x 2.46m)

Having panelled bath with showerhead over and extractor unit, tiled surround, tiled flooring, underfloor heating, low level WC, vanity hand wash basin unit and storage cupboard housing Viessmann combination boiler with plumbing for washer dryer.

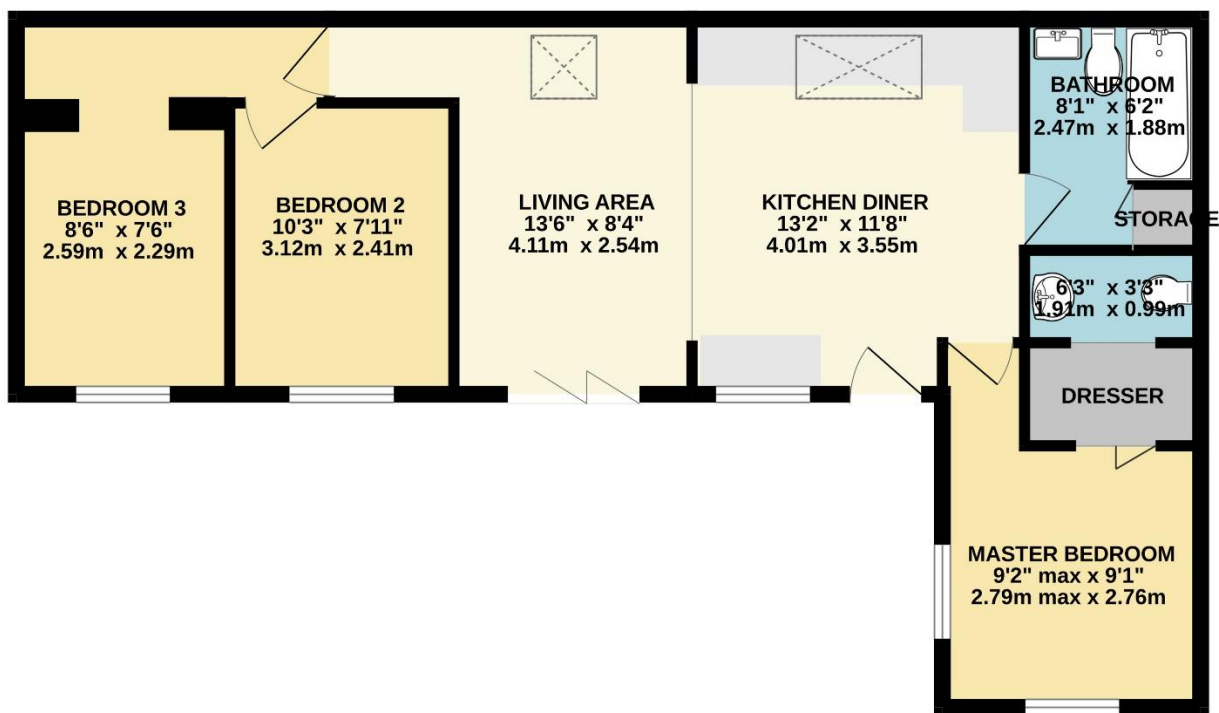
Outside Rear

Shared garden having separate title boundary as detailed in photos. With the current formation of a decked seating area. Paved vehicle access to front door entry and shared passageway leading to Allison Place.





GROUND FLOOR 640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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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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