



- No Onward Chain
- 3 Bedroom Semi-Detached House
- 2 Generous Reception Rooms
- Cathedral View

- In Prime Location
- Expansive Rear Garden
- Driveway & Garage
- Perfect First Time Buy

Western Crescent, Lincoln, LN6 7TD
£220,000





NO ONWARD CHAIN! PERFECT FIRST TIME BUY! ONE OWNER SINCE BUILT 1957. Starkey&Brown is delighted to offer for sale this 3 bedroom semi-detached house located on Western Crescent. Accommodation briefly comprises of 2 reception rooms, kitchen, 2 good sized double bedrooms with storage, a further single bedroom and a modern bathroom. Outside there is a an extensive rear garden, driveway and garage. Additional benefits include a wide range of local amenities such as Co-op food store, doctors surgery, pharmacy, schooling at primary secondary level, Boultham Park, post office and a regular bus service to and from Lincoln city centre. Council tax band: B. Freehold.



uPVC double doors into:

Porch

Having storage. Access into:

Hallway

Having original frosted windows to both sides of the door and radiator. Stairs rising to first floor, access into kitchen, pantry, dining room and lounge.

Lounge

13' 3" to bow window x 10' 11" (4.04m x 3.32m)

Having radiator, original fireplace (not in use) with chimney breast and bow window to front aspect.

Dining Room

11' 5" x 10' 11" (3.48m x 3.32m)

Having electric fireplace (in use) with chimney breast, patio doors leading to rear garden and radiator.

Kitchen

11' 4" x 6' 0" (3.45m x 1.83m)

Having uPVC double glazed window to side aspect, a range of base and wall units, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer, gas cooker (to remain), tiled splash backs, tile effect flooring and wood effect ceiling.

First Floor Landing

Having loft hatch - insulated, partly boarded, ladder and light.

Bedroom 1

12' 10" max into bow window x 10' 11" (3.91m x 3.32m)

Having uPVC double glazed window to front aspect, sliding door wardrobes with further storage and radiator.

Bedroom 2

11' 5" x 10' 11" (3.48m x 3.32m)

Having uPVC double glazed window to rear aspect, radiator and 2 built-in wardrobes.

Bedroom 3

6' 11" x 6' 0" (2.11m x 1.83m)

Having double glazed window to front aspect and radiator.

Bathroom (Approx 5 years old)

Having airing cupboard housing condensing boiler and water tank (last serviced January 2024), double shower, uPVC double glazed obscured window to rear aspect, fully tiled, vinyl flooring, ceramic sink with storage under, fitted blind, LED light and a low level WC.

Outside Rear

Being mostly laid to lawn with patio, pond and a variety shrubs and trees. Access to garage.

Outside Front

Having ample driveway parking and gated access to garage.

Agents Note

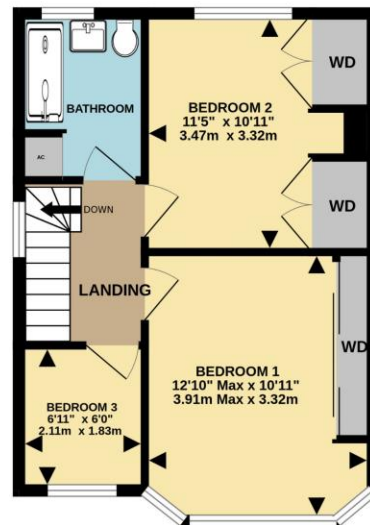
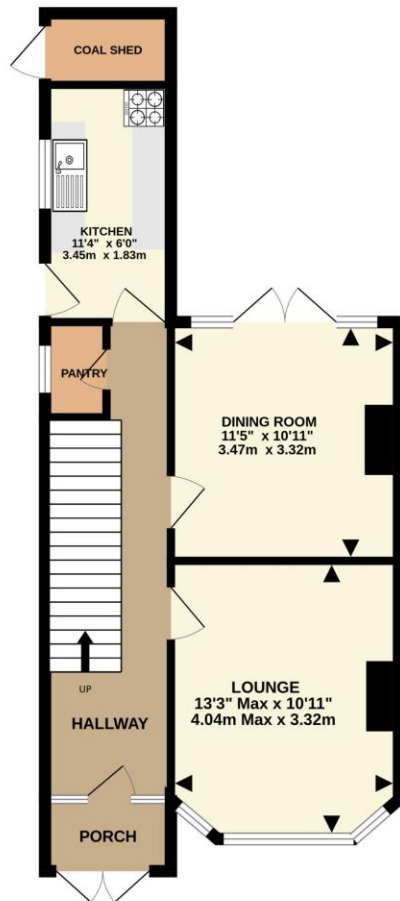
Please note sellers will not sell to developers/investors.





GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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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.

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