



- End Terraced House
- 2 Double Bedrooms & Attic Room
- Open Plan Living
- Kitchen Renovation Completed 2025
- First Floor 3 Piece Bathroom
- Generous Rear Garden
- Vehicular Access
- Driveway Parking

Swift Gardens, St. Giles, LN2 4NB
£179,950





Situated within the northern outskirts of Lincoln is this 2 double bedroom end terraced house. Having immaculate accommodation throughout the property offers 2 double bedrooms and open plan living. The ground floor has recently undergone a complete kitchen renovation finished in 2025 and comes with a range of integrated appliances and open plan layout leading into the living space. Rising to the first floor are 2 double bedrooms which both benefit from the use of a three piece bathroom suite. Completing the first floor is a staircase accessed from bedroom 2 leading to a fully decked out attic room with the necessary building regulations. Externally the property comes with a generous rear garden which is mostly laid to lawn with timber decking area, garden shed and having vehicular access. To the front of the property there is driveway parking and a shared driveway leading through to the rear garden. The property is completed with gas central heating with a newly fitted boiler and uPVC double glazing throughout. Swift Gardens is situated to nearby amenities such as Lincoln County Hospital, a range of supermarkets situated off Wragby Road, schooling at primary and secondary levels. For further details and viewing requests please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Front door entry to front aspect. Opening into living space and stairs rising to first floor.

Open Plan Living Space

Lounge

14' 1" x 12' 0" (4.29m x 3.65m)

Having uPVC double-glazed window to the front aspect, a radiator, wood laminate flooring, and access to a storage cupboard. Leading into:

Kitchen Dining Space

8' 2" x 17' 8" (2.49m x 5.38m)

Recently renovated and completed in spring 2025. Having a range of eye and base level units, a kitchen island with a range of storage units, sink and drainer unit, a range of integral appliances such as a dishwasher, AEG induction hob, Beko oven with extractor hood over, integrated washing machine, a radiator, wood laminate flooring, uPVC double-glazed window to rear aspect and door to rear aspect.

First Floor Landing

Bedroom 1

17' 9" x 9' 2" (5.41m x 2.79m)

Having uPVC double-glazed window to front aspect, a radiator, and stairs rising to the attic room.

Bedroom 2

11' 8" x 8' 6" (3.55m x 2.59m)

Having uPVC double window to the rear aspect and a radiator.

Bathroom

8' 10" x 8' 6" (2.69m x 2.59m)

Having a 3-piece suite comprising a panelled bath with a showerhead over, low-level WC, vanity hand wash basin unit, tiled floor and surround, storage cupboard housing the gas combination boiler, and a uPVC double-glazed obscured window to the rear aspect, and a chrome heated hand towel rail.

Attic Room

12' 3" x 13' 8" (3.73m x 4.16m)

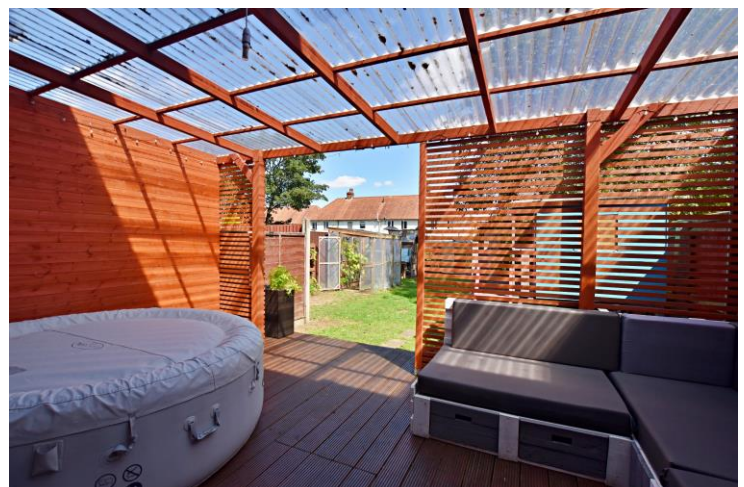
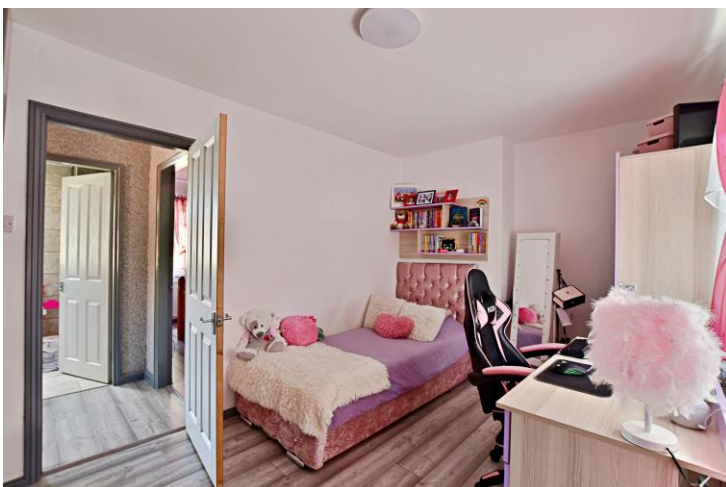
Having a radiator, a Velux skylight, and access to eaved storage.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with covered timber decking area and vehicular access, and a timber-built garden store.

Outside Front

Having access to the front door entry with a parking space for 1 vehicle.

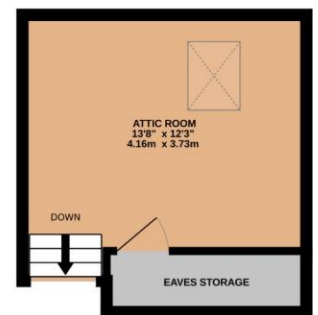
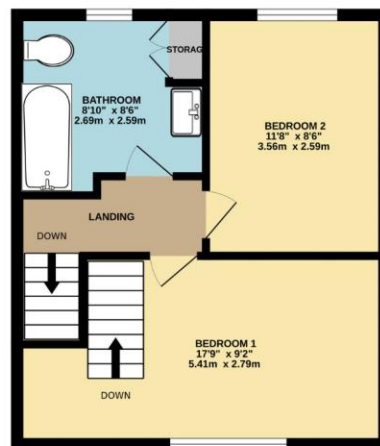
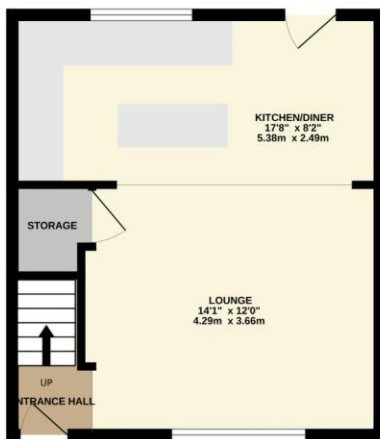




GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



SWIFT GARDENS, LINCOLN LN2 4NB

TOTAL FLOOR AREA : 909 sq.ft. (84.4 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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE