



- Three Storey Town House
- 18'0" Lounge Diner
- 12'4" Kitchen
- 4 Well Proportioned Bedrooms
- En-Suite Shower & Family Bathroom
- Driveway & Garage
- Fully Enclosed Rear Garden
- Call Today To View

Kirkstall Close, Carlton Boulevard, LN2 4GN
£255,000





Located within the ever popular Carlton Boulevard area of Lincoln and within short walking distance of the highly regarded Carlton Academy school is this spacious three storey town house which stands upon a surprisingly spacious plot. Accommodation briefly comprises entrance hallway, ground floor WC, 18'0" lounge diner with French doors overlooking the rear garden, 12'4" kitchen, 4 very well proportioned bedrooms, en-suite shower room to master bedroom and a separate family bathroom. Outside the property has an adjacent driveway and garage and a fully enclosed generous sized garden to rear. Call today to view. Council tax band: C. Freehold.



Entrance Hallway

Having front entrance door, radiator, and stairs rising to first floor.

Ground Floor WC

Having low level WC, wash hand basin and a radiator.

Lounge Diner

18' 0" into bay x 15' 6" (5.48m x 4.72m)

Being carpeted, a radiator, and a large walk-in bay window with French doors overlooking the rear garden.

Kitchen

12' 4" x 8' 10" max (3.76m x 2.69m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral dishwasher, integral fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator and LED downlights.

First Floor Landing

Having radiator and stairs rising to second floor.

Master Bedroom

13' 5" to front of wardrobes x 10' 5" max (4.09m x 3.17m)

Having fitted wardrobes, large storage cupboard and radiator.

En-Suite

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, heated towel rail and extractor.

Bedroom 2

11' 2" x 8' 10" max (3.40m x 2.69m)

Having a radiator.

Family Bathroom

Having a 3-piece suite comprising a panelled bath with handheld shower attachment over, pedestal wash hand basin, low level WC, part tiled walls, LED downlights and extractor.

Second Floor Landing

Bedroom 3

12' 6" max x 12' 1" (3.81m x 3.68m)

Having airing cupboard housing hot water cylinder, dormer window to front aspect and radiator.

Bedroom 4

15' 6" x 7' 5" max (4.72m x 2.26m)

Having a radiator and 2 Velux windows.

Outside Front

To the front of the property there is a garden area and driveway at side leading to garage. Gate at side leading to rear garden.

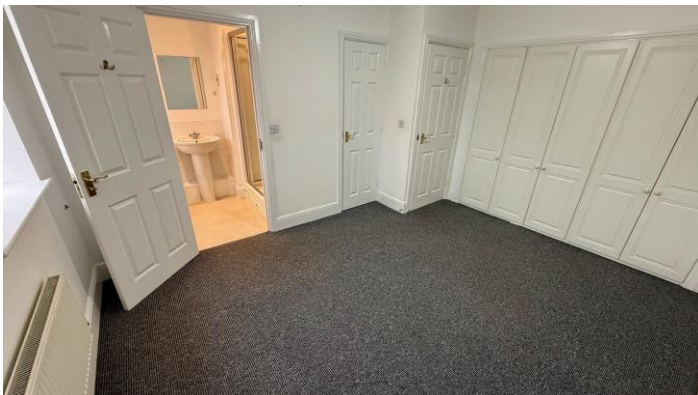
Garage

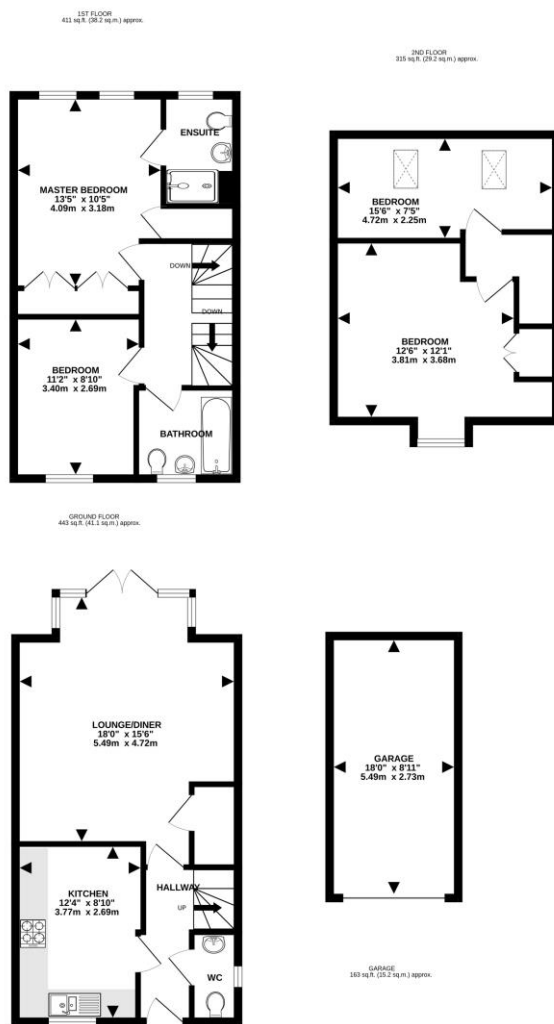
18' 0" x 8' 11" (5.48m x 2.72m)

Having recently installed up and over door. Pitched roof providing storage space, power and light.

Outside Rear

To the rear of the property is a surprisingly large fully enclosed garden being mainly laid to lawn with a patio area.





TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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