



- Freehold Coach house
- 1 Double Bedroom
- Modern Kitchen
- 14'11" x 11'2" Living Room

- Ground Floor Bathroom
- Ideal First Floor Buy!
- Two Allocated Parking Spaces
- No Onward Chain

Kingsdown Road, Lincoln, LN6 0FB  
£115,000



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Offered for sale with no onward chain is this Freehold coach house offering modern living space over 2 floor. The ground floor comprises of a 3 piece bathroom suite with a welcoming entrance hall and stairs rising to the first floor. The first floor is centred around 14'11' x 11'2" living room, 1 double bedroom with built-in wardrobes and a modern kitchen with a range of storage units. Furthermore, the property comes with gas central heating throughout, with the boiler fitted in 2020 and also benefitting from uPVC double-glazing and 2 allocated parking spaces. The home makes for an ideal first-time buy or a rental property, with a wealth of amenities within walking distance, there is the Birchwood shopping complex, a well-regarded primary school, quick and easy access to the A46 and a regular bus service to and from Lincoln city centre. For further details and viewing requests contact Starkey&Brown. Council tax band: A. Freehold.





### Entrance Hall

Having front door entry to front aspect, a radiator, a storage cupboard, and stairs rising to the first floor, an understairs storage cupboard. Access to:

### Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Having a bathtub with a showerhead over, uPVC double-glazed obscured window to the rear aspect, a low-level WC, pedestal hand wash basin unit.

### First Floor

### Living Room

14' 11" x 11' 2" (4.54m x 3.40m)

Having a uPVC double-glazed window to the rear aspect, a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling. Access to the bedroom and the kitchen.

### Kitchen

10' 5" x 5' 10" (3.17m x 1.78m)

Having a range of base and eye level units, sink and drainer unit, space and plumbing for appliances, a wall-mounted gas central combination boiler (fitted 2020).

### Bedroom

8' 10" x 10' 5" (2.69m x 3.17m)

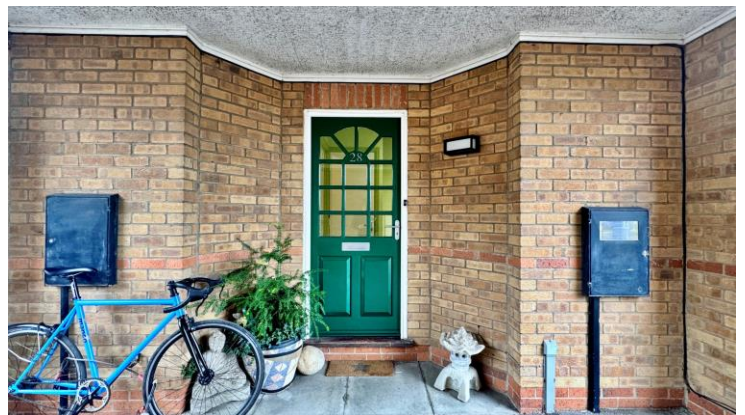
Having loft access (boarded with extra insulation and a pull-down ladder). Built-in wardrobes, a radiator and a uPVC double-glazed window, and coved ceiling.

### Outside

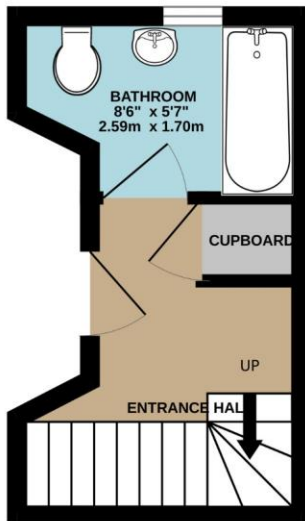
Two allocated parking spaces.

### Agents Note

Currently, the owner has Virgin Internet with 1GB download speed. Meters can be found at the front of the property.



GROUND FLOOR  
107 sq.ft. (9.9 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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.

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