



- End Terrace Town House
- Well Presented Throughout
- Lounge & Kitchen/Diner On Second Floor
- Garage With Additional Driveway

- Four Bedrooms
- Versatile Living Space
- Master With En-Suite
- Sought After Location

Deansleigh, Lincoln, LN1 3QB
Offers Over £240,000





BEAUTIFULLY PRESENTED 4 BEDROOM END TOWNHOUSE! Starkey&Brown are delighted to offer for sale this well-presented and spacious 4-bedroom end townhouse located within this highly sought-after development at Deansleigh, Lincoln. Offering versatile accommodation arranged over three floors, this modern home is ideal for families or professionals looking for flexible living space in a popular uphill location. The accommodation briefly comprises an entrance hallway, ground-floor bedroom (bedroom 4), a utility room, and a WC. On the first floor, there is a spacious lounge and an impressive kitchen-diner, perfect for family meals and entertaining. The second floor offers three further bedrooms, including a master bedroom with an ensuite shower room, and a family bathroom. Outside, the property enjoys an enclosed rear garden, a garage, and an additional parking space. Situated close to excellent local amenities, schools, and transport links, this property offers both comfort and convenience in equal measure. Council tax band: B. Freehold.



Entrance Hall

A uPVC composite door to the front aspect, carpet flooring, a radiator, and stairs to the first floor. Access to bedroom 4/study.

Bedroom 4/Study

10' 2" x 8' 2" (3.10m x 2.49m)

Having French doors to the rear garden, carpet flooring, and a radiator.

Utility Room

7' 0" x 6' 0" (2.13m x 1.83m)

Having a uPVC composite door leading to the rear garden, a stainless steel sink with mixer tap, a radiator, plumbing for a washing machine, and space for a tumble dryer.

Downstairs WC

Low-level WC, a wash hand basin, and a radiator.

First Floor Landing

Staircase to the second floor, carpeted, and a uPVC double-glazed window to the front aspect. Access to:

Lounge

15' 7" x 10' 3" (4.75m x 3.12m)

Having a uPVC double-glazed window to the rear aspect, French doors leading to a Juliette balcony looking out to the rear, carpeted, and a radiator.

Kitchen Diner

15' 10" x 8' 11" (4.82m x 2.72m)

A range of wall and base units with counter worktops, an integrated gas hob with electric oven and overhead extractor fan, a stainless steel sink with mixer tap, an integral dishwasher, space for a fridge freezer, and space for a dining table. French doors to a Juliette balcony looking to the front aspect and a radiator.

Second Floor Landing

Carpeted, with an airing cupboard/storage and loft access. Access to:

Bedroom 1

13' 5" x 8' 6" (4.09m x 2.59m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator. Access to:

En-Suite

Low-level WC, wash hand basin, walk-in shower cubicle, and a radiator.

Bedroom 2

9' 1" x 8' 6" (2.77m x 2.59m)

Having a uPVC double-glazed window looking out to the front, carpeted, and a radiator.

Bedroom 3

9' 10" x 7' 1" (2.99m x 2.16m)

Currently being used as a dressing room, a uPVC double-glazed window looking out to the rear, carpeted and a radiator.

Bathroom

Having a double-glazed frosted window to the front aspect, a 3-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, tiled walls, and a radiator.

Outside Rear

Enclosed garden with fencing, decking, and a lawned area. Access to the side of the property leading to the front of the property.

Outside Front

Having a driveway. Access to the garage.

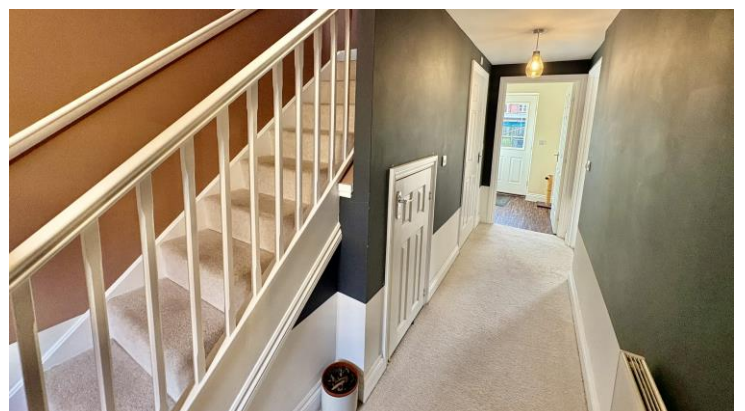
Garage

15' 10" x 8' 2" (4.82m x 2.49m)

Having an up-and-over door.

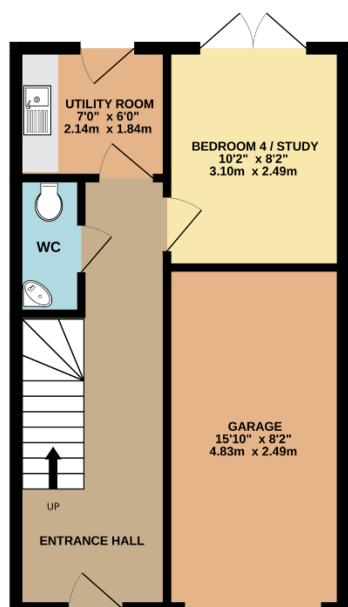
Agents Note

We have been informed by the current vendors. A service/ maintenance charge is £74.42 (paid every 6 months). For more information, please contact Starkey&Brown.

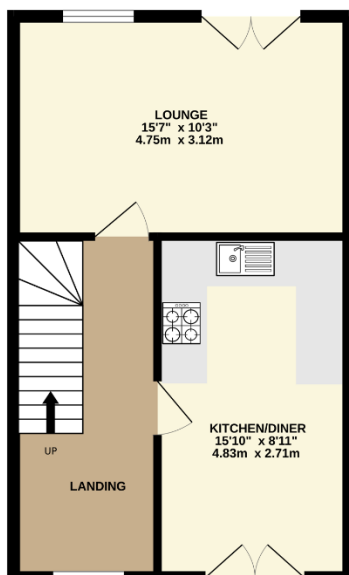




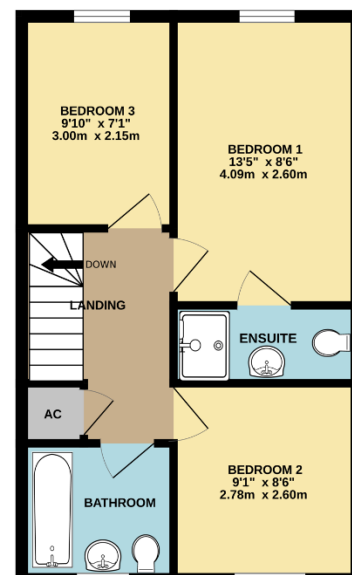
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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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.

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