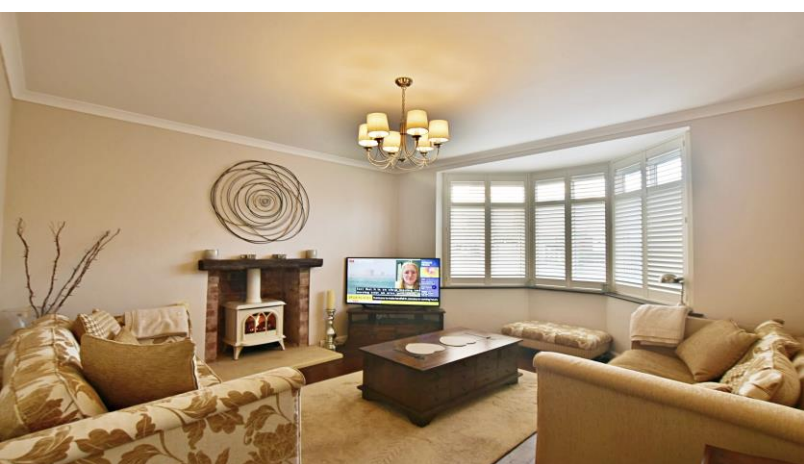




- Extended Terraced Home
- 5 Bedrooms
- Two Reception Rooms & Two Bathrooms
- City Centre Suburb

- Spacious Kitchen Diner
- Utility Room, Office & Home Gym
- Low Maintenance Plot
- Car Port Parking With Electric Door

Newark Road, Lincoln, LN5 8QF
£325,000





Boasting accommodation over two floors and spanning gross floor area of approximately 1900 sq ft is this extended terrace home. Situated in the city centre suburb of Bracebridge a short 30 minute walk into the main High Street retail areas. The home boasts 5 bedrooms, 2 reception rooms and 2 bath rooms and has undergone a programme of refurbishment by the current owners, who have lived at the property for the past 17 years. The original home dates back to as early as 1930's and was the former headmasters house of the local primary school. To the ground floor the property boasts a bay front lounge, a study for working from home, a utility room and a home gym, which could also be utilised as a family room. The home is centred round a large kitchen diner which features a Magnet kitchen with a range of integrated appliances such as a Rangecooker and a double wine cooler. There is a dining space overlooking the rear garden. Rising to the first floor are 5 bedrooms, with the master bedroom having it's own dressing room and en-suite. The additional bedrooms benefit from the use of a 16'1" four-piece bathroom suite. Further benefits of the property includes uPVC double-glazing throughout with a selection of custom fitted shutters, gas central heating with a gas combination boiler located on the first floor (approximately 5 years old). Completing the home is a low-maintenance courtyard garden which is completely paved with walled perimeters. Access to a carport measuring 16'8" x 10'6" with electric roller shutter door. Situated nearby to a range of essential amenities with national wide retailers and supermarkets, a regular bus service to and from Lincoln city centre, excellent schooling both at primary and secondary levels. To arrange a viewing contact Starkey&Brown today. Council tax band: B. Freehold.



Entrance Porch

Composite front door entry to the front aspect, a uPVC double-glazed window to the side aspect, coved ceiling, tiled flooring. Access to the hallway and utility room.

Hallway

12' 11" x 9' 11" (3.93m x 3.02m)

Stairs rising to the first floor and tiled flooring. Access to the study, lounge, kitchen-diner, and the downstairs WC.

Downstairs WC

Radiator, a low-level WC, and a window to the front aspect.

Kitchen Diner

19' 6" max x 22' 2" (5.94m x 6.75m)

Kitchen Area

A range of Magnet eye and base level units with counter worktops with patterned tiled surround, integrated appliances such as a double wine cooler, Rangemaster professional plus cooker with a double oven, fridge and freezer, tea towel drawers and tambour unit, integrated bin storage, under-unit and kick board lighting, a uPVC double-glazed window to the front aspect and uPVC external door to the rear aspect leading to the rear garden.

Dining Area

French doors and a radiator, tiled flooring, and a coved ceiling.

Lounge

12' 7" x 11' 1" (3.83m x 3.38m)

Having a uPVC double-glazed bay window to the front aspect with fitted custom plantation shutters, a remote-controlled gas fireplace with log burner effect, solid wood flooring, and a coved ceiling.

Study

7' 6" x 9' 10" (2.28m x 2.99m)

Having tiled flooring, a radiator, and a uPVC double-glazed window to the rear aspect.

Utility Room

9' 9" x 8' 4" (2.97m x 2.54m)

A range of base level units with space and plumbing for laundry appliances, a second fridge freezer to remain with the property, 2 uPVC double-glazed windows to the side aspect, a chrome heated hand towel rail, and a coved ceiling. Access to:

Gym/Family Room

10' 3" x 8' 4" (3.12m x 2.54m)

French doors to the side aspect, a radiator, a coved ceiling, and tiled flooring.

First Floor Landing

Access to bedrooms and the family bathroom.

Family Bathroom

16' 1" max x 8' 0" (4.90m x 2.44m)

Classic bathroom suite which comprises a roll-top claw foot bath with a low-level WC, a pedestal hand wash basin unit, a large walk-in shower with rainfall showerhead and tiled surround, 2 classic radiators, and a uPVC double-glazed window to the front aspect with custom shutters, an extractor unit, wood-effect Karndean, and feature wood panelling. Access to the boiler - cupboard housing Logic gas combination boiler.

Bedroom 1

16' 0" x 8' 2" (4.87m x 2.49m)

A uPVC double-glazed windows to either side aspect, a radiator, and wood-effect Karndean flooring. Access to dressing room and en-suite.

Dressing Room

8' 10" x 9' 11" (2.69m x 3.02m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and wood-effect Karndean flooring.

En-Suite

3' 10" x 8' 1" (1.17m x 2.46m)

Hand wash basin unit, a low-level WC, a shower cubicle with electric shower and tiled surround, an extractor unit, a chrome heated hand towel rail, a shaver point, and Karndean flooring.

Bedroom 2

10' 10" x 12' 9" (3.30m x 3.88m)

Original wooden flooring, a radiator, and a uPVC double-glazed window to the rear aspect.

Bedroom 3

8' 4" x 9' 6" (2.54m x 2.89m)

A uPVC double-glazed window to the front aspect, original wood flooring, and a radiator.

Bedroom 4

8' 4" x 12' 11" (2.54m x 3.93m)

A uPVC double-glazed window to the front aspect, a radiator, and carpeted.

Bedroom 5

9' 8" x 9' 0" (2.94m x 2.74m)

Accessed via bedroom 3. A uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Outside Rear

An enclosed courtyard garden with walled perimeters, external power, and security lighting - controlled internally from the kitchen diner and the gym/family room. Access to:

Carport

16' 8" x 10' 6" (5.08m x 3.20m)

Electric roller shutter door leading onto the street. Ohme EV charging point to remain with the sale of the property, lighting, and power.

Agents Note

The property comes with a hardwired CCTV surveillance system to remain with the sale of the property.

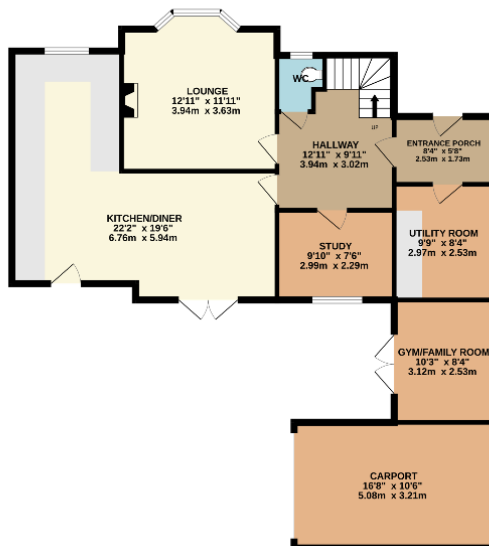
Agents Note 1

A selection of newly fitted radiators throughout the property. With renovations done over the past 12-year period. There is a large loft space that runs the entire length of the property - boarded, insulated, and comes with lighting and power.

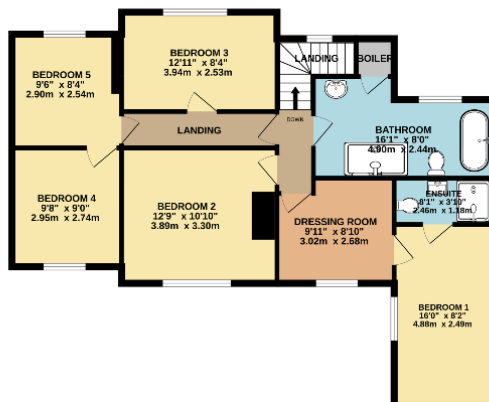




GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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 5/2025

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