



- Modern & Extended Family Home
- Contemporary Kitchen/Diner
- Three Generous Bedrooms
- Private Enclosed Garden

- Immaculate Presented
- Four-Piece Bathroom Suite
- Driveway For Upto Three Cars
- Call Today To View

Shelley Drive, Lincoln, LN2 4BY
£200,000





TASTEFULLY UPDATED EXTENDED HOME IN POPULAR LINCOLN LOCATION! Starkey&Brown are delighted to offer for sale this beautifully presented and tastefully updated three-bedroom home situated on Shelley Drive, a well-regarded residential area offering excellent access to a wide range of local amenities. The property has been modernised throughout and benefits from an impressive ground-floor extension, providing generous and versatile living space ideal for families, first-time buyers, or investors. The accommodation briefly comprises an entrance hall, a well-proportioned living room, a spacious extended kitchen diner fitted with modern units and offering ample room for family dining and entertaining, and a beautifully appointed ground-floor bathroom featuring a four-piece suite. On the first floor, there are three good-sized bedrooms, all attractively decorated and well-maintained. Outside, the property enjoys a generous rear garden with lawn and patio areas, offering plenty of space for outdoor seating and family use. To the front, there is a driveway providing ample off-street parking. Shelley Drive is conveniently placed for a wide range of amenities, including supermarkets, convenience stores, schools, local parks, and regular bus routes providing easy access to Lincoln City Centre and surrounding areas. The property also benefits from nearby links to the A46 bypass, making it an ideal choice for commuters. Council tax band: A. Freehold.



Composite door leading to:

Entrance Hall

Staircase to the first floor. Access to:

Lounge

13' 2" x 12' 3" (4.01m x 3.73m)

A uPVC double-glazed window to the front aspect, coving, laminate flooring, an understairs storage cupboard, and a radiator. Access to:

Kitchen Diner extended to the rear

20' 7" x 9' 11" (6.27m x 3.02m)

A uPVC double-glazed window to the front aspect, uPVC double-glazed window to the side aspect, a composite back door, a further composite door leading to the side aspect, a range of wall and base units with worktops, a ceramic sink with mixer tap, space and plumbing for a washing machine, tiled splashback, a 4-ring gas hob with extractor fan, integrated double oven, space for a fridge freezer, tiled flooring, LED lighting, boiler - fitted 2019 and serviced annually, 2 radiators and a storage cupboard. Access to:

Bathroom

7' 8" x 6' 6" (2.34m x 1.98m)

Having a uPVC frosted window to the rear aspect, a four-piece suite comprising a walk-in shower, a panelled bath with handheld shower unit, a low-level WC, a wash hand basin with understorage drawers, a wall-mounted mirror cabinet with LED lighting, a vertical radiator, and an extractor fan.

First Floor Landing

Carpeted and loft access - fully boarded, the current seller has added further insulation and a loft ladder.

Bedroom 1

14' 7" x 9' 2" (4.44m x 2.79m)

Having uPVC double-glazed window to the front aspect, carpeted, coving, an understairs cupboard/wardrobe, 2 wall-mounted hanging lights, and a ceiling fan with light.

Bedroom 2

11' 5" x 8' 2" (3.48m x 2.49m)

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

Bedroom 3

9' 4" x 8' 9" (2.84m x 2.66m)

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

Outside Front

Ample driveway parking for up to 3 cars. Side gate leading to the rear of the property.

Outside Rear

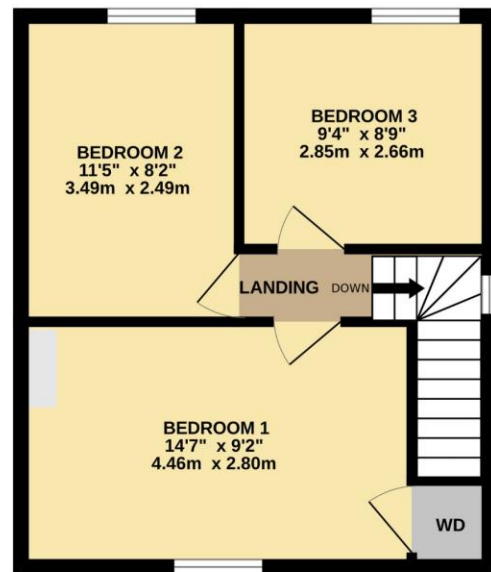
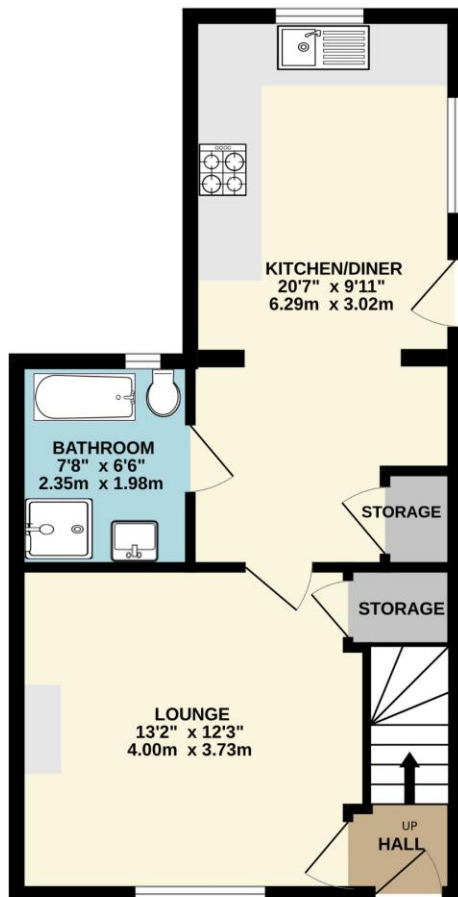
Block paved patio, being mostly laid to lawn, and a shed with power and lighting.





GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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.
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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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