



- Three Storey Townhouse
- Excellent City Centre Location
- 3 Double Bedrooms
- First Floor Lounge With Juliette Balcony
- Very Well-Presented Throughout
- Short Walk To Lincoln Central Station
- Driveway & Garage
- NO CHAIN!

Friars Lane, Lincoln, LN2 5AL  
£250,000







**CITY CENTRE TOWNHOUSE WITH PARKING AND GARAGE!!** Located in an excellent city centre location is this very well presented three-storey townhouse, positioned only a short walk away from Lincoln central station and a wide range of amenities in Lincoln city centre. Accommodation briefly comprises an entrance hallway, a kitchen diner, a first-floor lounge with balcony, a first-floor WC, three double bedrooms, and a modern first-floor bathroom. Externally, the property benefits from the rare advantage of off-street parking in the city centre, along with an integral garage incorporating a practical utility area. **NO CHAIN! CALL TODAY TO VIEW!!** Council tax band: B. Freehold.





## Entrance Hallway

Having part glazed composite front entrance door, tiled effect Amitco flooring, coved ceiling, and stairs rising to the first floor.

## Kitchen Diner

10' 11" max x 14' 0" max (3.32m x 4.26m)

Having a range of matching wall and base units with glass display cabinets, double bowl sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for a dishwasher, space for a full height fridge freezer, tiled effect amitco flooring, contemporary style radiator, coved ceiling, understairs storage cupboard and door leading into garage.

## First Floor Landing

Having attractive wooden flooring, a coved ceiling, stairs rising to the second floor, and an understairs storage cupboard.

## WC

4' 10" x 3' 4" (1.47m x 1.02m)

Having a low-level WC, a wash hand basin with tiled splash backs, wood effect ceramic tiled floor, a radiator, a coved ceiling, and an extractor.

## Lounge

11' 0" x 13' 0" (3.35m x 3.96m)

Having attractive wooden flooring, a traditional style radiator, a coved ceiling, and a sliding patio door (new 2025) leading onto the balcony.

## Bedroom 3

11' 1" x 7' 10" (3.38m x 2.39m)

Having attractive wooden flooring, a radiator, and a coved ceiling.

## Second Floor Landing

Having a coved ceiling, an airing cupboard housing the hot water cylinder. Access to an insulated loft with a loft ladder and lighting.

## Bedroom 1

11' 3" x 12' 11" max (3.43m x 3.93m)

Having fitted wardrobes, a radiator, and a coved ceiling.

## Bedroom 2

11' 0" x 9' 5" max (3.35m x 2.87m)

Having a radiator, a coved ceiling, and a sliding patio door (new in 2025) with a Juliette balcony to the rear.

## Bathroom

7' 9" x 4' 9" (2.36m x 1.45m)

Having a modern 3-piece suite comprising a panelled bath with mains-fed rainfall shower and additional handheld shower, a wash hand basin set in a vanity unit, a low-level WC with concealed cistern, wood effect ceramic tiled floor, heated towel rail, part-tiled walls, a coved ceiling, LED downlights, and an extractor.

## Outside

To the rear of the property is a driveway providing off-street parking. Giving access to the garage.

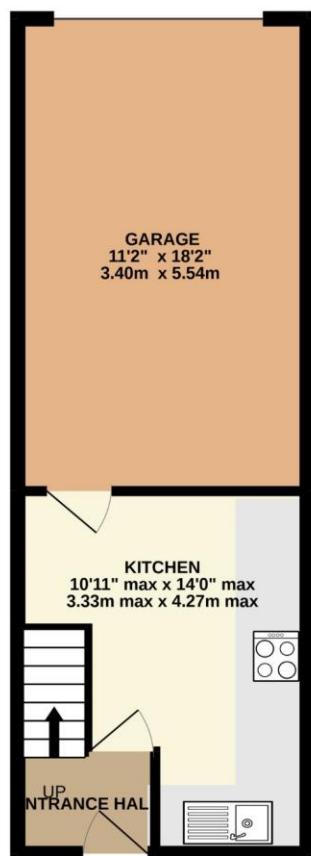
## Garage

11' 2" x 18' 2" (3.40m x 5.53m)

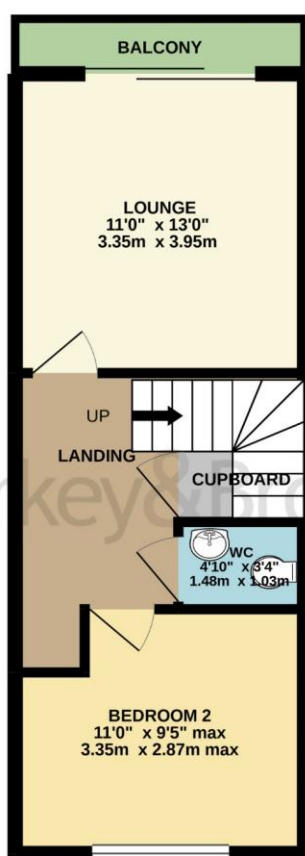
Having up and over door (new 2025), power and light, wall-mounted Baxi condensing central heating boiler, utility area with a single drainer stainless steel sink unit with base unit beneath, plumbing for a washing machine, space for additional appliance. Door leading into the kitchen diner.



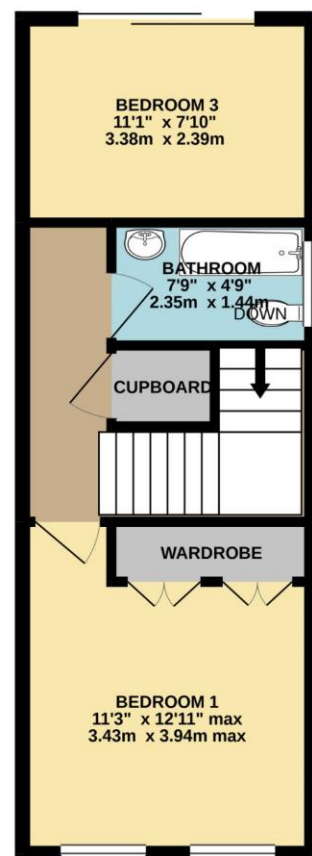
GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 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.  
Made with Metropix ©2020

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](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE