



- Semi-Detached Bungalow
- South-Facing Garden
- Separate Utility Space
- Two Bedrooms
- Single Garage
- Well Maintained Throughout
- Sought After Location
- Call Today To View!

Hawthorn Chase, Lincoln, LN2 4RG
£175,000



Starkey&Brown is delighted to offer for sale this well-maintained 2-bedroom semi-detached bungalow positioned within the popular Hawthorn Chase area of Lincoln. The property is in good condition and provides accommodation briefly comprising a bright and airy lounge with sliding doors to the rear, a fitted kitchen, a separate utility, and a 4-piece bathroom suite including bath, a separate shower, a wash hand basin, and a WC. Further benefits include a boiler fitted in 2022. Externally, the property benefits from a south-facing garden offering excellent outdoor space and a garage to the side of the property. Hawthorn Chase is in a highly regarded residential area with easy access to a range of local amenities, including shops, popular schools, and a regular bus service to and from Lincoln city centre, great access to the A46, and the Lincoln eastern bypass. Council tax band: B. Freehold.

uPVC composite door leading to:

Porch

Laminate flooring and a radiator. Door into:

Hallway

Laminate flooring, loft access - ladder and boiler (2 years old and serviced annually), and is partially boarded.

Living Room

16' 4" x 11' 8" (4.97m x 3.55m)

Having a uPVC double-glazed glass panelled sliding door leading to the rear, carpeted, electric wall-mounted fireplace, 2 wall-mounted lights, and a radiator.

Kitchen

11' 9" x 10' 0" (3.58m x 3.05m)

Having a range of base and wall units with worktops, plumbing for a dishwasher, a stainless steel sink with mixer tap, an electric oven and a 4-ring gas hob with an overhead extractor fan, space for a fridge freezer, a uPVC composite door leading to the rear, a uPVC double-glazed window to the rear, tiled flooring, tiled splashback, a breakfast bar and a radiator.

Bedroom 1

12' 2" x 10' 1" (3.71m x 3.07m)

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

Bedroom 2

9' 9" x 9' 0" (2.97m x 2.74m)

Having a uPVC double-glazed window to the front aspect, a newly fitted carpet, and a radiator.

Bathroom

8' 7" x 7' 5" (2.61m x 2.26m)

Four-piece suite comprising a walk-in double shower cubicle, a low-level, a wash hand basin with underneath storage, a panelled bath, a uPVC frosted window to the side, tiled flooring, partially tiled walls, LED lighting, a chrome towel rail, and an extractor fan.

Utility Room

8' 7" x 3' 7" (2.61m x 1.09m)

Having a frosted window to the side, space and plumbing for a washing machine, space for a tumble dryer, laminate flooring, a wall-mounted storage heater, and a radiator.

Outside Front

Paved path to the front. Access to the side and the garage.

Outside Rear

South-facing, being mostly laid to lawn with a timber-built shed, fully fenced surround, and side access to the garage.

Garage

13' 9" x 8' 6" (4.19m x 2.59m)

Having a newly fitted up and over door.

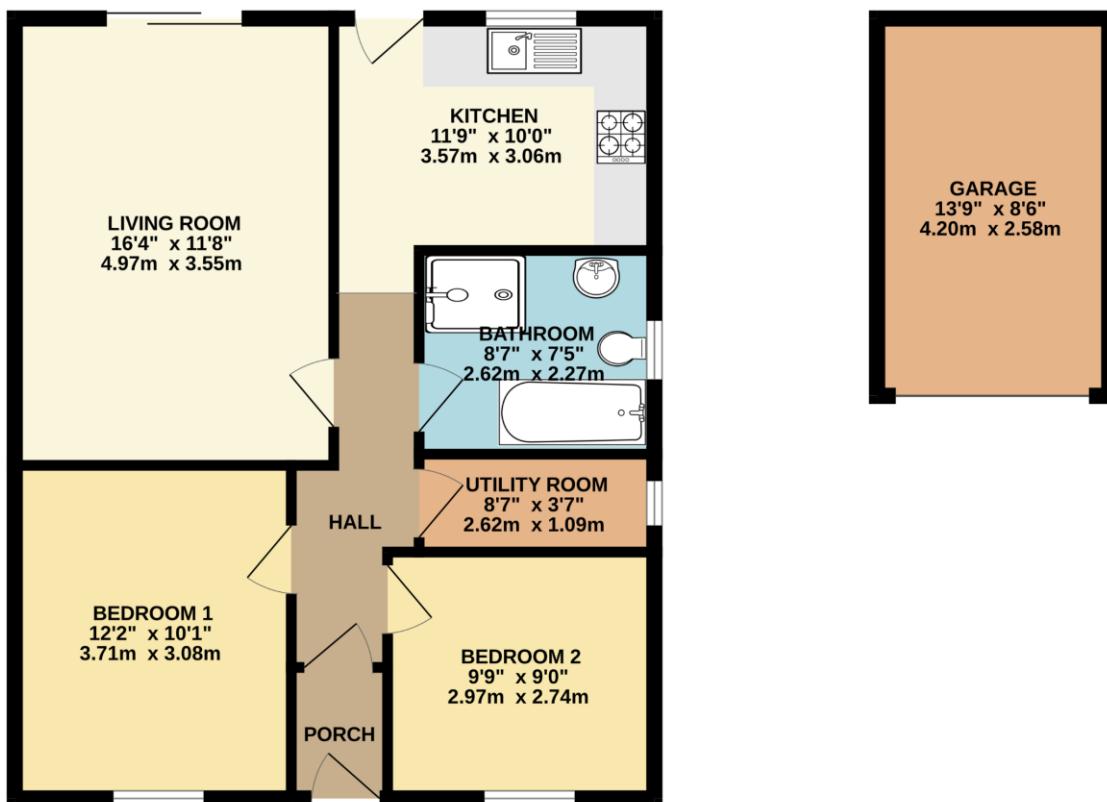
Agents Note

We have been informed by the seller. There is a maintenance monthly charge of £55. This is for the upkeep of the garden and communal areas.





GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan produced 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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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

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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 vendor'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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