



9 Staunton Court
Off Carholme Road, Lincoln. LN1 1TN

BELL



9 Staunton Court Lincoln

No Onward Chain 9 Staunton Court is a mid-terrace, two bedroom property within a cul-de-sac of similar properties situated off Carholme Road area of the City, providing easy access to the A46 main ring road around the City, and within walking distance of the city amenities.

There is a driveway and attached garage, with additional on street parking available; gardens to front and rear with further communal garden area to the rear. The property has views towards the river and the modern apartment buildings with mature trees nearby.

ACCOMMODATION

Hallway having vinyl flooring with mixed tile pattern, staircase up to first floor, radiator and ceiling light. Doors to living room and to kitchen

Living Room providing spacious reception space and dual aspect; gas fire set to wooden surround and hearth, carpeted floor, radiator, wall-mounted lights plus decorative ceiling roses with pendant hanging fittings. Window overlooking the garden and sliding patio door to the front courtyard.

Kitchen having window overlooking the garden; a range of wall and base units in grey finish and shelving for storage, additional storage space and area for white goods, gas hob and oven. Breakfast bar with drawers beneath, vinyl flooring, tiled splash backs with patterned design and ceiling spotlights.

Utility Area with vinyl flooring, fluorescent lighting strip. Rear door providing access to garden.

First Floor

Landing with side window providing natural light facing the front of the property; loft access hatch, airing cupboard housing



Vokera boiler with added storage and pendant light. Doors to first floor accommodation.

Bedroom 1 having window overlooking the rear; large built-in wardrobes across one wall with deep storage, carpeted flooring, pendant light fitting and radiator.

Bedroom 2 having window overlooking the frontage, carpeted floor, radiator and pendant ceiling light.

Bathroom with obscure north facing window; comprising panel bath with Mira electric shower above, pedestal wash hand basin, vinyl flooring and radiator

Separate WC having low-level WC in adjoining room to bathroom with obscure west facing window.

OUTSIDE

The property is located within a cul-de-sac setting in Staunton Court with driveway providing off street parking and access to the **Single Garage**. The front courtyard garden has a walled frontage with gravel beds and planting borders which can also be accessed from the sliding doors in the living room.

The enclosed rear garden has been set to lawn with mature trees and gated access, paved seating area having low maintenance borders and brick boundary walls which can be accessed from the utility. There is a further communal garden area set to the rear of the house with access through a gate in the rear fence.

Lincoln City Council – Tax band: A

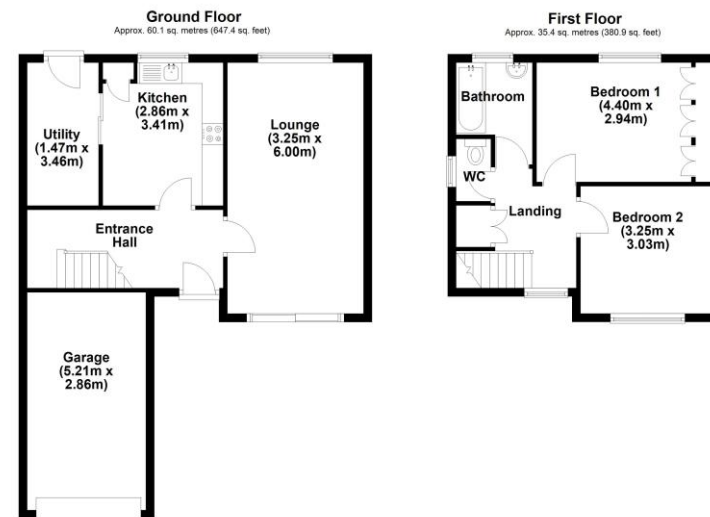
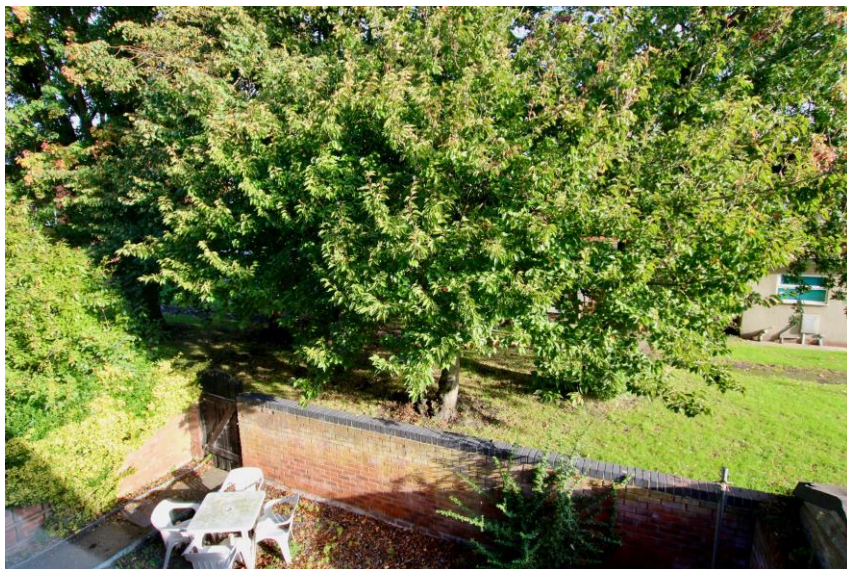
ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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Brochure prepared 02.10.2025





Total area: approx. 95.5 sq. metres (1028.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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