



- Popular Uphill Location
- Period Property With 12' Cellar
- 2 Double Bedrooms
- Modern Stylish Kitchen
- Upstairs 4 Piece Bathroom
- Landscaped Rear Garden

Kingsley Street, Lincoln, LN1 3JN  
Monthly Rental Of £1,050





Situated within the Uphill area of Lincoln is this 2 bedroom period home offering immaculate living over 2 floors. The property sits within a short stroll to Lincoln's popular Cathedral quarter. Internal accommodation comprises of a 12'2" x 10'9" lounge, dining room and a modern and stylish kitchen. Rising to the first floor are 2 double bedrooms and a 4 piece family bathroom suite. To the rear of the property there is a landscaped, low maintenance garden ideal for entertaining and relaxing with guests. Further benefits of the property includes gas central heating, uPVC double glazing and 12'3" x 10'5" cellar an ideal storage space. Contact Starkey&Brown to arrange a viewing. EPC Rating D; Council Tax Band A Holding deposit £242.00. Deposit £1211.00.



## Lounge

Having front door entry to front aspect, uPVC double glazed windows, alcove cupboard housing the utility meters, radiator and coved ceiling. Access into:

## Inner Lobby

Access to cellar.

## Dining Room

11' 4" x 12' 0" (3.45m x 3.65m)

Having wood effect laminate flooring, radiator, block fireplace, stairs to first floor and uPVC double glazed window to rear aspect. Access into:

## Kitchen

9' 10" x 6' 0" (2.99m x 1.83m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, electric Beko oven, hob with extractor hood over, washing machine and dishwasher. Wall mounted Worcester combination boiler approximately 9 years old.

## Cellar

12' 3" x 10' 3" (3.73m x 3.12m)

Having gas meter and utilised for storage.

## First Floor Landing

## Master Bedroom

12' 4" x 11' 0" (3.76m x 3.35m)

Having uPVC double glazed window to front aspect, radiator and wardrobe space.

## Bedroom 2

11' 5" x 9' 0" (3.48m x 2.74m)

Having uPVC double glazed window to rear aspect, radiator, loft access - boarded and a pull down ladder.

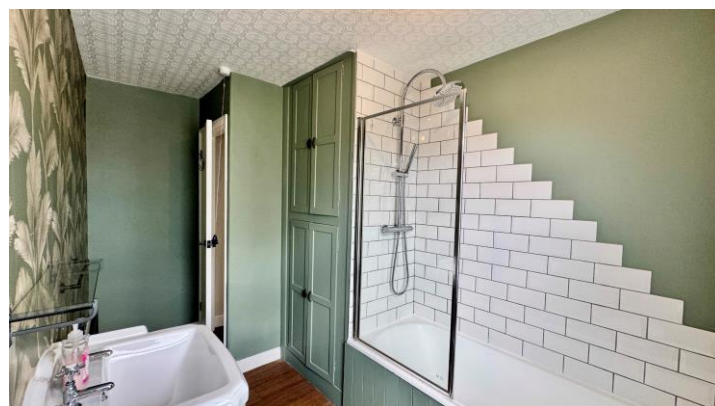
## Bathroom

6' 5" x 11' 6" max to back of shower (1.95m x 3.50m)

Having shower, low level WC, pedestal wash hand basin unit, radiator, airing cupboard.

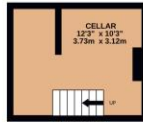
## Outside Rear

Having an enclosed landscaped garden with patio and enclosed fenced perimeter, timber built garden shed and bin access.





CELLAR  
120 sq.ft. (11.1 sq.m.) approx.



GROUND FLOOR  
364 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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.  
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