



- Well-Presented Throughout
- WC & Upstairs Bathroom
- Pleasant West-Facing Garden
- Prime City Location
- Three Bedrooms
- Lounge With Multi-Fuel Burner
- Useful 13'3" X 13'2" Workshop
- Call Today To View!

Newark Road, Lincoln, LN5 8NQ
£160,000





Starkey&Brown are delighted to present this well-presented three-bedroom terraced home, positioned on Newark Road within the popular city of Lincoln. The property has maintained the character and original features and combines period charm with practical, modern living, whilst being within easy walking distance to Lincoln city centre and a further range of local amenities. The property briefly comprises a welcoming entrance hall with a living room featuring a multi-fuel fireplace, which creates warmth and a focal point of the home. An original archway then flows through into the dining room, enhancing the character and sense of space throughout the ground floor. The property has a fitted kitchen with useful pantry storage, alongside a convenient ground-floor WC. To the first floor, there are three bedrooms, all benefiting from built-in storage cupboards, alongside a spacious four-piece family bathroom suite. The property has retained the original features and charm, offering a blend of traditional and comfortable living. Externally, the property has a west-facing garden and provides a real sun trap for those enjoying outdoor space for relaxing and entertainment. The garden also benefits from a useful outbuilding for storage, alongside a further workshop/outbuilding, both complete with full power and electrics, which is ideal for hobbies or extra storage. Further benefits include gas central heating and fully uPVC double glazing throughout. Newark Road is conveniently located within walking distance of Lincoln city centre and has a wide range of local amenities, including shops, schools, restaurants, riverside walks, and access to the surrounding road networks, perfect for those seeking to be in the city. Council tax band: A. Freehold.



Access via uPVC composite door leading to:

Porch

Mosaic-style tiled flooring, a radiator, and opens to;

Hallway

Stairs rising to the first floor with an under-stairs storage cupboard, radiator, and carpet flooring. Access to the dining room.

Lounge

11' 4" x 11' 1" (3.45m x 3.38m)

Having a uPVC double-glazed window to the front aspect, a multi-fuel cast-iron fireplace with an edged tiled surround and marble hearth, a radiator, carpeted, wall-mounted lights, and a coved ceiling. Archway leading to:

Dining Room

13' 6" x 11' 1" (4.11m x 3.38m)

Having a uPVC double-glazed window to the rear aspect, carpet flooring, coving, radiator, and access leading into the kitchen.

Kitchen

14' 1" x 6' 10" (4.29m x 2.08m)

Features a range of matching base and wall units with counter tops, a 1.5 bowl stainless steel single drainer sink with a mixer tap, tiled splashback, gas hob with an electric oven, and overhead extractor fan. Space and plumbing for a washing machine, a large under-stairs pantry, tiled effect flooring, a vertical radiator, a uPVC double-glazed window to the side aspect, LED lighting, and a door leading to the lobby area, with space for a fridge freezer.

Ground Floor WC

Low-level WC, a circular wash hand basin set on a granite plinth, ceramic tiled flooring, LED lighting, and mostly tiled walls. Features a unit containing the Worcester Bosch central heating boiler, which was installed in 2018.

First Floor Landing

A radiator, carpet flooring, loft access, and a storage cupboard with a hanging rail. Provides access to the three bedrooms and the family bathroom.

Bedroom 1

13' 6" x 8' 10" (4.11m x 2.69m)

Having a uPVC double-glazed window to the rear, an original arched built-in storage cupboard to the alcove, carpet flooring, coving, and a radiator.

Bedroom 2

11' 4" x 8' 10" (3.45m x 2.69m)

Having a uPVC double-glazed window to the front aspect, a built-in storage cupboard, a radiator, carpet flooring, and a coved ceiling.

Bedroom 3

5' 5" x 11' 6" (1.65m x 3.50m)

Having a uPVC double-glazed window to the front aspect, a built-in storage cupboard, a radiator, carpet flooring, and coving.

Family Bathroom

6' 10" x 14' 1" (2.08m x 4.29m)

Spacious four-piece suite bathroom comprising a shower cubicle with a mains-fed shower, a paneled bath, a wash hand basin, and a low-level WC, a radiator, fully tiled walls, LED lighting, loft access, and two large storage cupboards complete with hanging rails and shelving.

Outside Front

A partial brick-built wall with access to the front of the property.

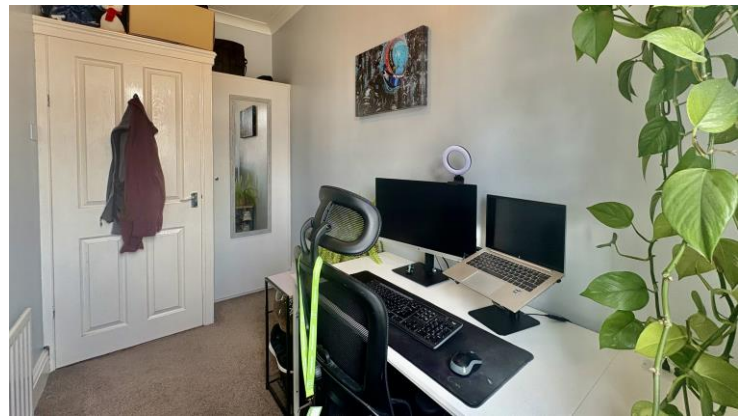
Outside Rear

A fully enclosed, west-facing garden comprising a lawned area, a gravel area, side access to the front of the property, and exterior lighting. It features a brick-built outbuilding with power and electric, exterior lighting, and a further workshop/outbuilding.

Workshop / Outbuilding

13' 2" x 13' 3" (4.01m x 4.04m)

Full power and electrics.





GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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