



- Leasehold Ground Floor Flat
- 1 Double Bedrooms
- Lounge Diner
- Modern Kitchen

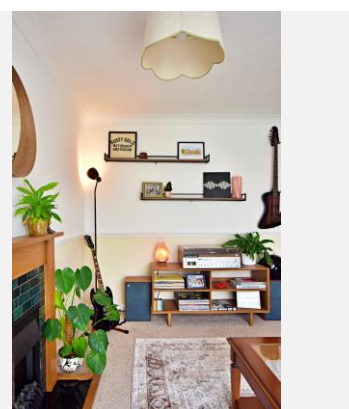
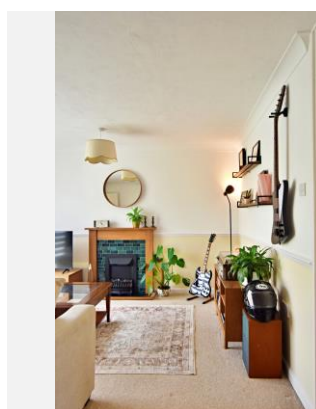
- Stylish Shower Room
- Refurbished & Well Presented
- Parking & Single Garage
- Lease Information TBC

Hawthorn Chase, Lincoln, LN2 4RG
Offers Over £105,000





Starkey&Brown is delighted to represent this leasehold ground floor flat which has undergone a modern refurbishment. The property occupies accommodation over one floor. Upon entering the property via the entrance porch, you are welcomed to a lounge diner measuring 15'9" x 12'1" has been finished with a contemporary but cosy style with a newly laid carpet, a decorative fireplace, a large uPVC floor to ceiling double-glazed window with a fitted blind and a large storage cupboard. Bedroom measuring 8'8" x 10'10" with twin built-in wardrobes, access to a stylish walk-in shower room, as well as a modern kitchen with a range of eye and base level handleless units and integrated appliances. Further benefits of the property includes gas central heating via a Gloworm wall mounted boiler, uPVC double-glazing throughout and external communal gardens to the front and rear. There is a garage in a block ideal for storage and communal parking. A monthly service charge of £96.13, for the leasehold information is to be confirmed at a later stage. Hawthorn Chase is nearby to local amenities such as Carlton shopping Centre, Glebe Park surgery, Nettleham Fields, schooling at primary and secondary levels, easy access to the A46 bypass and a regular bus service to and from Lincoln city centre. To arrange a viewing contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Porch

Newly laminated flooring, a uPVC front door entrance and access into:

Lounge Diner

12' 1" x 15' 9" (3.68m x 4.80m)

Recently refurbished interiors. To include recently relined, skimmed, and repainted walls and all woodwork. Access to a storage cupboard, a uPVC double-glazed window to the front aspect with fitted blind, coved ceiling, a decorative fireplace, and a radiator. Access to:

Inner Hallway

Recently redecorated and gives access to the kitchen, the bedroom, and the bathroom.

Kitchen

10' 8" x 7' 2" (3.25m x 2.18m)

A modern design with recent refurbishments and integrated appliances such as a dishwasher, oven, 4-ring gas hob and extractor hood over, a range of base and eye level units with handleless finish, a uPVC double-glazed window, external uPVC door leading onto the rear communal space, space and plumbing for a washing machine, ceramic sink and drainer unit, a wall mounted gas central heating combination Gloworm boiler, subway tiled feature surround and tiled flooring.

Bedroom

8' 8" x 10' 10" to wardrobes (2.64m x 3.30m)

Having a uPVC double-glazed window, a radiator, and a double built-in twin wardrobes.

Shower Room

5' 4" x 6' 8" (1.62m x 2.03m)

A recently re-tiled wall, mains-fed walk-in shower, floating hand wash basin unit, a low-level WC, tiled flooring, an extractor unit, and a chrome heated hand towel rail.

External Storage

Housing meters and the fuse box. A variety of storage options and refuse solutions.

Outside

Communal gardens to the front and rear. Communal parking and garage in block.

Agents Note

Leasehold information to be confirmed at a later stage. Current service charges are £96.13 per calendar month. The management company is Eddisons Ltd.





GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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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 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.

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