



- No Onward Chain
- Large Rear Garden
- Mid Terrace House
- Two Bedrooms

- Lounge & Conservatory
- Breakfast Kitchen
- One Owner Since 1956
- Call Today To View!

Minting Close, Lincoln, LN1 3TD  
£160,000





For sale with no onward chain is this mid-terraced property with an impressive rear garden. Having a wrap-around plot from side to the rear. The rear garden is non-overlooked and backs onto Yarborough playing fields. The home itself is well-presented throughout and has been owned since the property was built in 1956 by the same owner. Ground floor accommodation comprises of a breakfast kitchen, a lounge and a conservatory. Whilst having a useful passageway blending internal and external access. Rising to the first floor are two generous bedrooms with the master bedroom measuring 10'8" x 14'10" having built-in wardrobes and dual aspect views over the rear garden. The first floor is completed by a shower room which also provides access to the loft and a modern gas combination boiler located in bedroom two. Further benefits of the property includes gas central heating and uPVC double-glazing throughout and is in good order in need of some modernisation. Whilst it has been lovingly maintained over a number of years. The external space is the main highlight of the home with a beautifully presented garden which is larger than average in size, non-overlooked and enjoys the sun throughout the day. Located nearby to local essential amenities in the northern outskirts of Lincoln, a regular bus service to and from Lincoln city centre. For further details and viewing request please contact Starkey&Brown. Council tax band: A. Freehold.



### Entrance Porch

Having a uPVC front door entry to the front aspect, internal access into the passageway, and the entrance hall.

### Entrance Hall

A uPVC double-glazed window to the front aspect, stairs rising to the first floor, access to the lounge and the kitchen.

### Lounge

10' 8" x 14' 10" (3.25m x 4.52m)

Having a uPVC double-glazed window to the side aspect with views over the garden, a radiator, and a gas fireplace. Modern patio doors leading into:

### Conservatory

9' 1" x 8' 9" (2.77m x 2.66m)

Being of uPVC construction and uPVC surround, external door leading onto the rear garden, power, and carpeted.

### Breakfast Kitchen

9' 6" x 12' 4" (2.89m x 3.76m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, a sink and drainer unit, a uPVC double-glazed window to the rear aspect, and dining space for breakfast and dining. Understairs storage cupboard housing the meters and consumer unit. Access to a kitchen pantry cupboard with shelving. Access to:

### Passageway

15' 7" x 4' 1" (4.75m x 1.24m)

Provides internal and external access, storage, and power points.

### First Floor Landing

6' 1" x 4' 5" (1.85m x 1.35m)

Having a uPVC double-glazed window to the rear aspect. Access to the bedrooms and the bathroom.

### Bedroom 1

14' 10" x 10' 8" (4.52m x 3.25m)

Having a uPVC double-glazed window to the rear and side aspects, a radiator, built-in wardrobes, and overbed storage with a matching dressing table.

### Bedroom 2

9' 11" x 10' 1" max (77" min) (3.02m x 3.07m)

Having a radiator, a uPVC double-glazed window to the front aspect, a built-in wardrobe, and a storage cupboard housing the gas combination boiler.

### Shower Room

6' 11" x 6' 11" (2.11m x 2.11m)

Shower cubicle, a low-level WC, pedestal hand wash basin unit, a uPVC double-glazed obscured window to the rear aspect. Loft access with a ladder and is heavily insulated.

### Outside Rear

Wrap-around garden from the rear to the side. Non-overlooked and backing onto Yarborough playing fields. Arranged with a selection of mature flowerbeds. A timber-built garden shed and a greenhouse, a patio area, an old coal store with power (previously having a freezer).

### Outside Front

Pathway access to the front door entrance.





**GROUND FLOOR**  
452 sq. ft. (42.0 sq.m.) approx.

**1ST FLOOR**  
337 sq. ft. (31.3 sq.m.) approx.



**TOTAL FLOOR AREA: 789 sq. ft. (73.3 sq.m.) approx.**

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