



- Chain Free
- Three Good Sized Bedrooms
- Woodlands To Rear
- Spacious Lounge & Kitchen Diner
- Recently Fitted Central Heating Boiler
- Bathroom & Separate WC
- Block Paved Driveway
- Ideal First Time Buy

Staverton Crescent, Lincoln, LN6 0YW
£149,950





Situated on Staverton Crescent in Birchwood. Starkey&Brown are delighted to offer for sale this spacious three-bedroom house backing onto local woodland. Accommodation comprises three good-sized bedrooms on the first floor with a bathroom and a separate WC. Downstairs offers an entrance hallway, a spacious lounge and a separate kitchen diner. Additional benefits include a recently fitted gas central heating system fitted in 2025 and double-glazed windows. Outside, the property has a block paved driveway to the front aspect and a good-sized rear garden with a fenced surround and woodland. This property would make an ideal first-time buy. We are also advised by the vendor that this property is to be offered chain-free. Call today to view. Council tax band: A. Freehold.



Front door into:

Entrance Lobby

14' 4" x 3' 0" (4.37m x 0.91m)

Having plenty of room for coats, boots, prams, etc. Further door into:

Entrance Hallway

Having a spacious understairs storage cupboard and a doors to the lounge and the kitchen diner.

Lounge

17' 6" x 10' 6" (5.33m x 3.20m)

Having uPVC windows to the front and rear aspects and two double radiators.

Kitchen Diner

17' 7" x 8' 6" (5.36m x 2.59m)

Having a range of fitted wall and base units with rolled-edge worktop surfaces incorporating cupboards and drawers, space for a fridge freezer, plumbing for a washing machine, stainless steel sink with a single drainer unit, uPVC windows to front and rear aspects.

Rear Hallway

Stairs rising to the first floor with a spacious storage area beside and a uPVC window and a uPVC door leading to the rear garden.

First Floor Landing

Spacious airing cupboard housing a Worcester combination central heating boiler.

Bedroom 1

12' 10" x 10' 8" (3.91m x 3.25m)

Having a uPVC window overlooking the rear garden and a single radiator.

Bedroom 2

11' 9" x 8' 5" min (3.58m x 2.56m)

Having spacious wardrobe recess space, a uPVC window, and a radiator.

Bedroom 3

10' 1" x 7' 0" (3.07m x 2.13m)

Having a uPVC window and a single radiator.

Bathroom

Two-piece suite comprising a panelled bath with mains-fed shower over, stainless steel heated towel rail, a wash hand basin and a uPVC frosted window.

Separate WC

Low-level flush WC, wash hand basin, and a uPVC window.

Outside Front

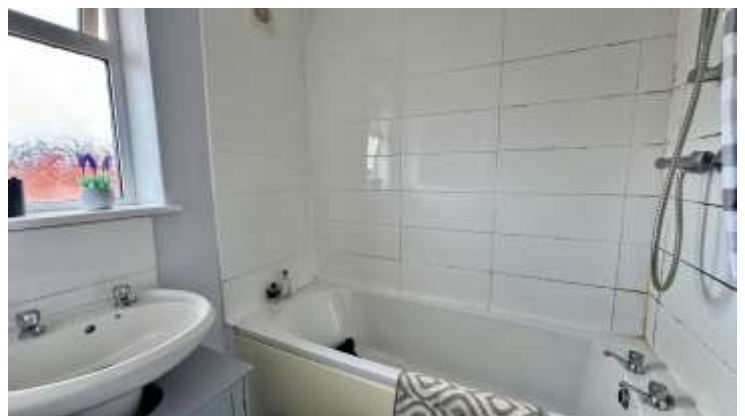
Block-paved driveway to the front aspect.

Outside Rear

Mainly laid to lawn with a fenced surround to three sides and backs onto local woodland.

Agents Note

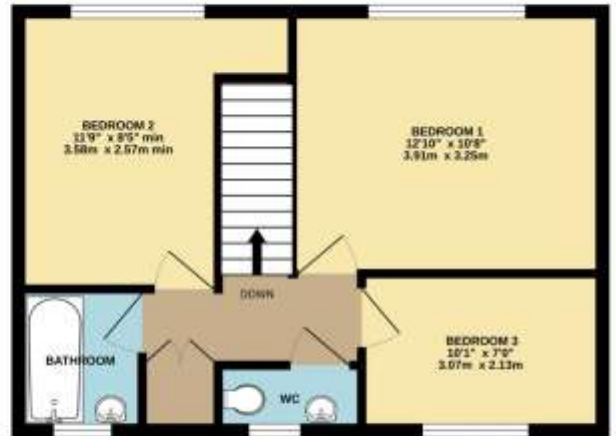
We are advised by the vendor that the solar panels on the roof are not owned by the property. Leased via A Shade Greener. The panels feed into the property for the owner to use, and any additional power is fed back to the grid.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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