



- Bay Fronted Semi-Detached House
- Three Bedrooms
- Two Reception Room
- Owned Outright Solar Panels
- Kitchen & Downstairs WC
- Low Maintenance Gardens
- Driveway Parking For Two Cars
- Walking Distance To Lincoln City Centre

Brancaster Drive, Lincoln, LN6 7UF
£235,000



Starkey&Brown is delighted to offer for sale this bay-fronted semi-detached home situated in the Boultham Park area of Lincoln. Located a 25-minute walk to the south of Lincoln city centre, the home offers 3 bedrooms and 2 reception rooms over 2 floors. Upon entering the home, you are welcomed by an entrance hall which provides access to 2 reception rooms, a bay-fronted lounge, and a 12'2" x 11'7" dining room. There is a modern kitchen measuring 159" x 8'8" which comes with a range of stylish eye and base level units with integrated appliances and access to a downstairs WC. Rising to the first floor, there is a generous landing with access to 3 bedrooms and a bathroom. There are 2 double bedrooms with the master bedroom measuring 11'2" x 14'10" and bedroom 2 measuring 12'2" x 8'11", bedroom 3 measuring 8'10" x 7'11 and all bedrooms benefit from the use of a 3-piece bathroom suite. Outside, there is a low-maintenance rear garden which comes with paving and a lawned garden area, whilst housing a garden shed with power. To the front of the property, there is driveway parking for a minimum of 2 vehicles. The home comes with owned outright solar panels with a feed-in-tariff and annual income. Brancaster Drive is located to nearby amenities and has quick access to the city centre. Locally, there are schools at primary and secondary levels, a range of nationwide retailers and independent stores, a regular bus service to the city centre, and walking and cycling routes. For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: B. Freehold. B



Entrance Hall

New composite front door to the front aspect, stairs rising to the first floor, and access to the dining room, a wall-mounted consumer unit, meters, and an isometer for the solar panels.

Dining Room

12' 2" x 11' 7" (3.71m x 3.53m)

Having a uPVC double-glazed window to the rear aspect, an electric fire with a decorative tile inset, a coved ceiling, and a radiator. Access to the kitchen and the lounge.



Lounge

11' 3" x 12' 7" plus bay (3.43m x 3.83m)

Having a uPVC double-glazed window bay window to the front aspect, a coved ceiling, 2 radiators, and feature alcove storage.



Kitchen

8' 8" x 15' 9" (2.64m x 4.80m)

Having a range of base and eye-level units with counter worktops, a breakfast bar arrangement, French doors leading onto the rear garden, a uPVC double-glazed window to the side aspect, an external door leading onto the rear garden. Integrated appliances include a 4-ring gas hob, an extractor hood, a double oven, a dishwasher, a sink and drainer unit, and space for a washer/dryer. Access to:

Downstairs WC

5' 9" x 2' 9" (1.75m x 0.84m)

Having a low-level WC and a vanity hand-wash basin unit with tiled splashback.



First Floor Landing

Access to the bedrooms and bathroom. Loft access - boarded and a pull-down ladder, insulation, and the inverter for the solar panels.

Bedroom 1

11' 2" x 14' 10" (3.40m x 4.52m)

Two uPVC double-glazed windows to the front aspect, a decorative fireplace, and a coved ceiling.



Bedroom 2

8' 11" x 12' 2" (2.72m x 3.71m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a decorative fireplace.



Bedroom 3

8' 10" x 7' 11" (2.69m x 2.41m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

5' 6" x 7' 4" (1.68m x 2.23m)

Having a panelled bath with a showerhead over, tiled surround, chrome heated towel rail, a uPVC double-glazed obscured window to the side aspect, a low-level WC and a pedestal hand wash basin unit.

Outside Rear

Low-maintenance garden, enclosed with fenced perimeters, and a garden shed with power. A mostly laid-to-lawn area with flowerbeds and paving. Side access leading to the front of the property.

Outside Front

Block paved driveway for a minimum of 2 vehicles. Access to the front door entrance.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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 not 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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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 vendor'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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
 T: 01522 845845
 E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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