



- Well-Presented Family Home
- Shower Room To Bedroom One
- Lounge Diner & Conservatory
- Popular Residential Area

- Three Double Bedrooms
- Off-Street Parking
- Enclosed Rear Garden
- Call Today To View

Barlings Close, Lincoln, LN6 0DQ  
£220,000







Starkey&Brown is delighted to offer for sale this well-proportioned three double bedroom terrace home positioned on Barlings Close in the popular and established area of Lincoln. The property offers spacious living throughout and benefits off street parking and would make an ideal home for families or first-time buyers. Accommodation comprises an entrance hall, a WC, a living room flowing into the conservatory which overlooks the garden, and a generous-sized kitchen with French doors opening to the rear garden providing a great space for everyday living and entertaining. Rising to the first floor, there are three double bedrooms, with the master bedroom benefitting from a shower room, added by the current owners, and a further family bathroom. Externally, the property has a low-maintenance garden laid with artificial grass, along with two sheds - to be included in the sale. To the front of the property, there is off-street parking - added by the current owners. Barlings Close is located within a well-regarded residential area offering access to local amenities, including shops, schools, nearby green areas, a regular bus service to Lincoln city centre, and transport links. Council tax band: A. Freehold





## uPVC composite door leading to:

### Porch

Laminate flooring and coving. Access to the entrance hall and the WC.

### WC

Laminate flooring, a wash hand basin, and a low-level WC.

### Entrance Hall

Stairs rising to the first floor, coving, laminate flooring, an understairs storage cupboard, and a radiator. Access to the living room and the kitchen.

### Living Room

24' 0" x 11' 4" (7.31m x 3.45m)

Having a uPVC double-glazed window to the front aspect, French doors leading into the conservatory, laminate flooring, coving, and 2 vertical radiators.

### Conservatory

13' 5" x 11' 3" (4.09m x 3.43m)

Having uPVC double-glazed windows and a French door leading to the rear, tiled flooring, and a radiator.

### Kitchen

17' 5" x 11' 9" (5.30m x 3.58m)

A range of wall and base units with countertops, a 4-ring gas hob, a double electric oven, integrated dishwasher, a ceramic sink with mixer taps, space and plumbing for a washing machine, space for a tumble dryer, laminate flooring, a vertical radiator, breakfast island, a pantry cupboard, LED lighting, a double-glazed window to the rear aspect, and French doors leading to the rear.

### First Floor Landing

Carpeted and a window to the front aspect. Airing cupboard housing boiler - fitted in 2019 and serviced annually, loft access - mostly boarded, ladder and lighting.

### Bedroom 1

13' 5" x 10' 0" (4.09m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, a double wardrobe with overhead storage, carpeted, and a radiator. Access to:

### Shower Room

A shower cubicle with an overhead electric shower, tiled walls, vinyl flooring, and an extractor fan.

### Bedroom 2

11' 5" x 10' 0" (3.48m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a storage cupboard.

### Bedroom 3

11' 5" x 10' 1" (3.48m x 3.07m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a fitted wardrobes.

### Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

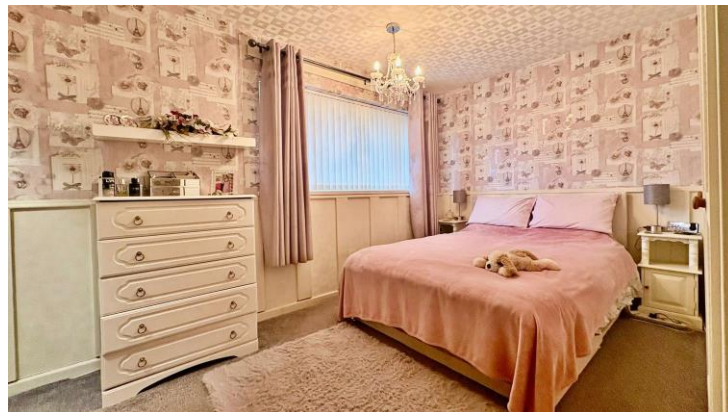
Three-piece suite comprising a low-level WC, panelled bath with overhead shower, a wash hand basin, vinyl flooring, a frosted window to the front aspect, tiled walls, and a radiator.

### Outside Rear

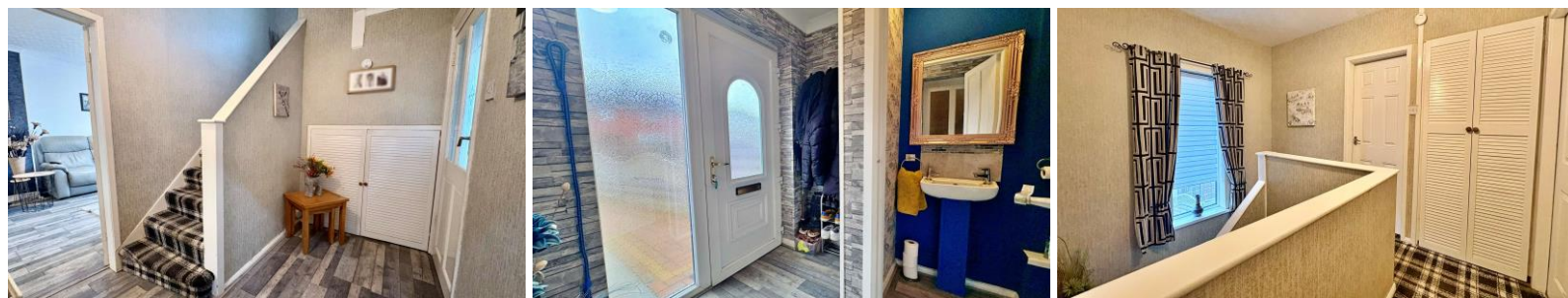
Patio area, a raised flowerbed, artificial lawn, external lighting, external water source, double power sockets, pond with a water feature, 1 timber-built shed, 1 plastic shed and a variety of shrubs and hedges.

### Outside Front

Block paved drive, raised beds with flowers and shrubs.

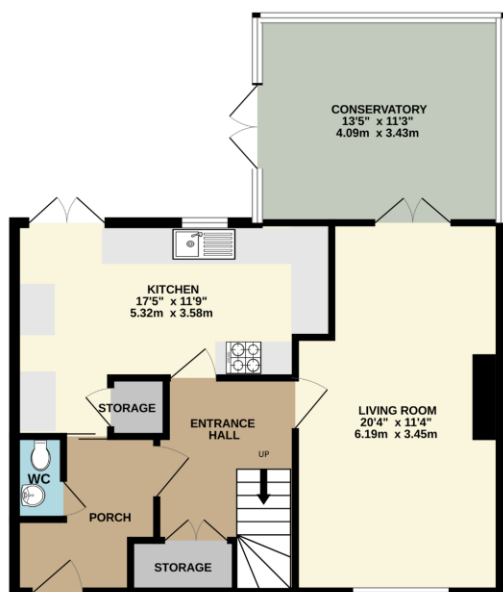






GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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.  
Made with Metropix ©2026

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.

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



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOU'R LOCAL PROPERTY PEOPLE