





- Bay Fronted Terrace House
- Two Reception Rooms & Kitchen/Diner
- Three/Four Bedrooms
- Rear Courtyard
- Overlooking Lincoln Arboretum
- Well Presented Throughout
- Investment Opportunity
- Sold With No Onward Chain

Monks Road, Lincoln, LN2 5JN
£195,000

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Starkey&Brown are delighted to present this characterful, three/four bedroom, terraced home positioned on Monks Road within the city of Lincoln. Directly overlooking the beautiful Lincoln Arboretum, the property is within easy walking distance to the city centre. The property is for sale with no onward chain and combines spacious living with original features throughout. The property briefly comprises of a welcoming entrance hall leading into two reception rooms, including a bright living room featuring a bay window to the front aspect overlooking the Arboretum. There is also a separate dining room with French doors opening onto the garden decking area. The ground floor also has an open-plan kitchen diner alongside a rear lobby and a convenient downstairs shower room. To the first floor, there are three bedrooms, with the master bedroom having a further bay-fronted window offering attractive views over the Arboretum. A three-piece suite family bathroom is also located on the first floor. The property retains a variety of original features throughout, enhancing the individuality of the home while still offering practical modern living. Further benefits include gas central heating throughout. Externally, the property has an enclosed, courtyard-style garden with a decking seating area, offering a low-maintenance outdoor space. Monks Road is conveniently located within Lincoln city centre and is close by to a wide range of shops, leisure facilities, regular transport links to and from Lincoln city centre, Lincoln County Hospital and Lincoln University. The property's position is directly opposite the Arboretum, which also provides a beautiful green space right on the doorstep, making this an ideal home for buyers seeking character and city living. Council tax band: B. Freehold.





Hall
Laminate flooring, a storage cupboard housing meters, and a radiator. Access to:

Living Room
16' 4" x 13' 1" (4.97m x 3.98m)
Single-glazed bay window to the front aspect, carpeted, a coved ceiling, and a radiator.

Dining Room
14' 0" x 11' 10" (4.26m x 3.60m)
French doors leading out to the rear decking, carpet flooring, a coved ceiling, and a radiator.

Kitchen Diner
22' 10" x 9' 9" (6.95m x 2.97m)

Kitchen Area
Range of matching base and wall units with countertops, stainless steel sink with mixer tap, integrated electric oven with a 4-ring gas hob and overhead extractor fan, tiled splashback, LED lighting, and vinyl flooring.

Dining Area
One single-glazed window to the side aspect, two double-glazed windows to the side, vinyl flooring, LED lighting, built-in storage cupboards, built-in drawers, and a radiator.

Lobby
A uPVC door leading to the side aspect, space and plumbing for utility appliances, and vinyl flooring.

Shower Room
Three-piece suite comprising a low-level WC, wash hand basin, and a corner shower cubicle, vinyl flooring, frosted double-glazed window to the rear, a radiator, and partially tiled walls.

First Floor Landing
Laminate flooring, loft access, with further access into the three bedrooms and family bathroom.

Bedroom 1
15' 7" x 10' 8" (4.75m x 3.25m)
Single glazing, bay-fronted window to the front aspect, carpet flooring, a radiator, and two built-in storage cupboards.

Bedroom 2
14' 0" x 11' 11" (4.26m x 3.63m)
A uPVC double-glazed window to the rear, carpet flooring, a radiator, and a built-in storage cupboard.

Bedroom 3
10' 7" x 6' 10" (3.22m x 2.08m)
Single-glazed window to the front aspect, laminate flooring, and a radiator.

Family Bathroom
Three-piece suite comprising a low-level WC, wash hand basin, and a panelled bath with an overhead shower, airing cupboard housing the boiler, vinyl flooring, a radiator, and a double-glazed frosted window to the side aspect.

Outside Front
Overlooks Lincoln Arboretum. Features a brick wall to the front with gated access to the front door.

Outside Rear
A tiered garden featuring a gravelled area, a decking area, a partial brick wall surround, and a partial fence surround.

















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.

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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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