

- Modern Semi-Detached House
- Three Bedrooms & Two Bathrooms
- Howdens Kitchen Fitted In 2024
- Landscaped Rear Garden

- Immaculately Presented Throughout
- Garage, Driveway Parking & South-Facing Garden
- Perfect For First Time Buyers
- Nearby To Schooling & Amenities

Limeberry Place, Birchwood, LN6 0RA  
Offers In Excess Of £200,000





Starkey&Brown is delighted to offer for sale this modern semi-detached home. Being immaculately presented throughout, upgraded interiors throughout, and a south-facing rear garden. Accommodation briefly comprises a welcoming entrance hall, a downstairs WC, a lounge, and a newly fitted Howdens kitchen with integrated appliances fitted in 2024, with space for a dining table and laundry appliances. The lounge measures 14'10" x 12'0" and features wall-panelling and patio doors leading onto the rear garden and an understairs storage cupboard. Rising to the first floor are two double-bedrooms and a third single bedroom measuring 9'3" x 6'6". The master bedroom comes with its own private en-suite shower room. There is also a three-piece family bathroom on the first floor. Externally, the home comes with a superb rear garden which has been landscaped by the current owners and also features a south-facing orientation. There is ample parking provisions with a single garage and driveway parking. Located near a wealth of amenities such as schooling, leisure centre, doctor's surgery, and Birchwood shopping complex, the home is also near the A46 bypass, giving quick access to Lincoln city centre, Newark, and the A46 bypass. For further details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.



### Entrance Hall

Composite front door entry to the front aspect, a radiator, wood-effect laminate flooring, feature wood panelling with stairs rising to the first floor. Access to the lounge, kitchen, and downstairs WC.

### Downstairs WC

Having a low-level WC, a corner hand wash basin unit, a radiator, and an extractor unit.

### Kitchen

15' 2" x 8' 3" (4.62m x 2.51m)  
Howdens kitchen fitted in Spring 2024. Range of eye and base level units, range of kitchen appliances, a 4-ring hob, integrated oven with an extractor hood over, sink and drainer unit, space and plumbing for further appliances, and a larder cupboard. A radiator, a uPVC double-glazed window to the front aspect, and a wall-mounted gas central heating boiler.

### Lounge

14' 10" x 12' 0" (4.52m x 3.65m)  
Patio doors leading onto the rear garden, wood-effect laminate flooring, a radiator, an understairs storage cupboard, wood panelling, broadband point, TV point, and power points.

### First Floor Flooring

Storage cupboard, loft access - partially boarded, insulated, no ladder.

### Bedroom 1

11' 10" x 10' 8" (3.60m x 3.25m)  
Having a uPVC double-glazed window to the rear aspect, a radiator, and access to:

### En-Suite

Low-level WC, a pedestal hand wash basin unit, a radiator, tiled floor, an extractor unit, and a shower cubicle with an electric shower.

### Bedroom 2

12' 9" x 8' 0" (3.88m x 2.44m)  
Having a uPVC double-glazed window to the front aspect, a radiator.

### Bedroom 3

9' 3" x 6' 6" (2.82m x 1.98m)  
Having a uPVC double-glazed window to the front aspect and a radiator.

### Bathroom

8' 0" x 5' 9" (2.44m x 1.75m)  
Having a bath tub with an updated surround with a mains-fed shower, a low-level WC, a vanity hand wash basin unit, a uPVC double-glazed obscured window to the side aspect, an extractor unit, and a radiator.

### Outside Rear

Enclosed garden with fenced perimeters, being landscaped by the current owners, an external water source, a patio, and laid to lawn area. Gated access to the driveway and garage.

### Garage

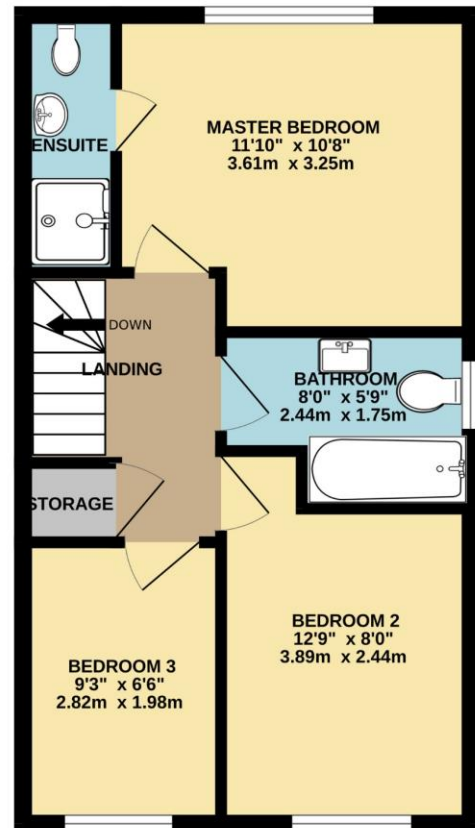
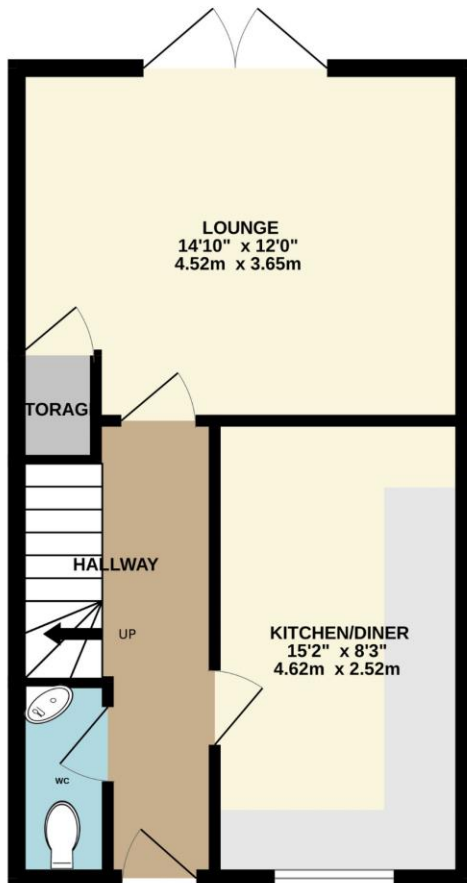
Having an up-and-over door, power, and lighting. Partial storage space in the roof. Driveway parking to the front.





GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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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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