



- Immaculate Semi-Detached Home
- Kitchen/Diner
- Garage & Off Road Parking
- Lounge & Ground Floor WC
- Three Bedrooms
- Enclosed Rear Garden
- Popular Residential Area
- Call Today To View!

Lexington Road, Glebe Park, LN2 4GX
£235,000



Starkey&Brown is delighted to offer for sale this immaculately presented 3-bedroom semi-detached home situated in Glebe Park. The property offers contemporary living throughout and is set within a convenient position to a wide range of local amenities. Accommodation briefly comprises of an entrance hall, WC/ cloakroom, a lounge, a bright and airy kitchen diner with French doors leading to the rear aspect. Rising to the first floor there are 3 generous sized bedrooms and a family bathroom. Externally there is off street parking and a garage. There is a generous sized rear garden perfect for entertaining. Local amenities are nearby this includes schooling at primary and secondary levels, supermarkets and a regular bus service to Lincoln city centre and a 10 short minute drive to the Bailgate and Cathedral area. Council tax band: B. Freehold.



uPVC door leading to:

Entrance Hall

Stairs rising to the first floor and a radiator. Access to the downstairs WC and the lounge.

Downstairs WC

Having low level WC, a vanity hand wash basin, a uPVC double-glazed frosted window to the front aspect, a radiator, and tiled flooring.

Lounge

14' 6" max x 11' 10" max (4.42m x 3.60m)

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

Kitchen Diner

15' 3" x 9' 9" (4.64m x 2.97m)

A range of wall and base units with counter worktops, space and plumbing for a washing machine, an integral dishwasher, an integral fridge freezer, an integral electric oven with 4-ring electric hob and extractor hood over, a stainless steel sink with mixer tap, LED downlights, a wall-mounted boiler - serviced annually, a uPVC double-glazed window looking out to the rear aspect, a radiator, French doors leading to the rear aspect, an understairs storage cupboard, tiled flooring and space for a dining table.

First Floor Landing

Loft access, a radiator, airing cupboard with a hot water tank. Access to bedrooms and bathroom.

Bedroom 1

13' 0" x 8' 9" (3.96m x 2.66m)

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

Bedroom 2

11' 7" max x 8' 9" (3.53m x 2.66m)

Carpeted, a uPVC double-glazed window to the front aspect, and a radiator.

Bedroom 3

8' 1" x 6' 3" (2.46m x 1.90m)

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

Family Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

Three-piece suite comprising a panelled bath with mains shower, a low-level WC, a wash hand basin, a chrome towel rail, a uPVC double-glazed frosted window to the front aspect, tiled floor, and an extractor fan.

Outside Front

Off-street parking for 1 vehicle. A small lawned area and access to the garage.

Garage

Having an up-and-over door, power, and lighting.

Outside Rear

Having an enclosed garden with an extended patio, predominantly laid to lawn, and an external water source.

Agents Note

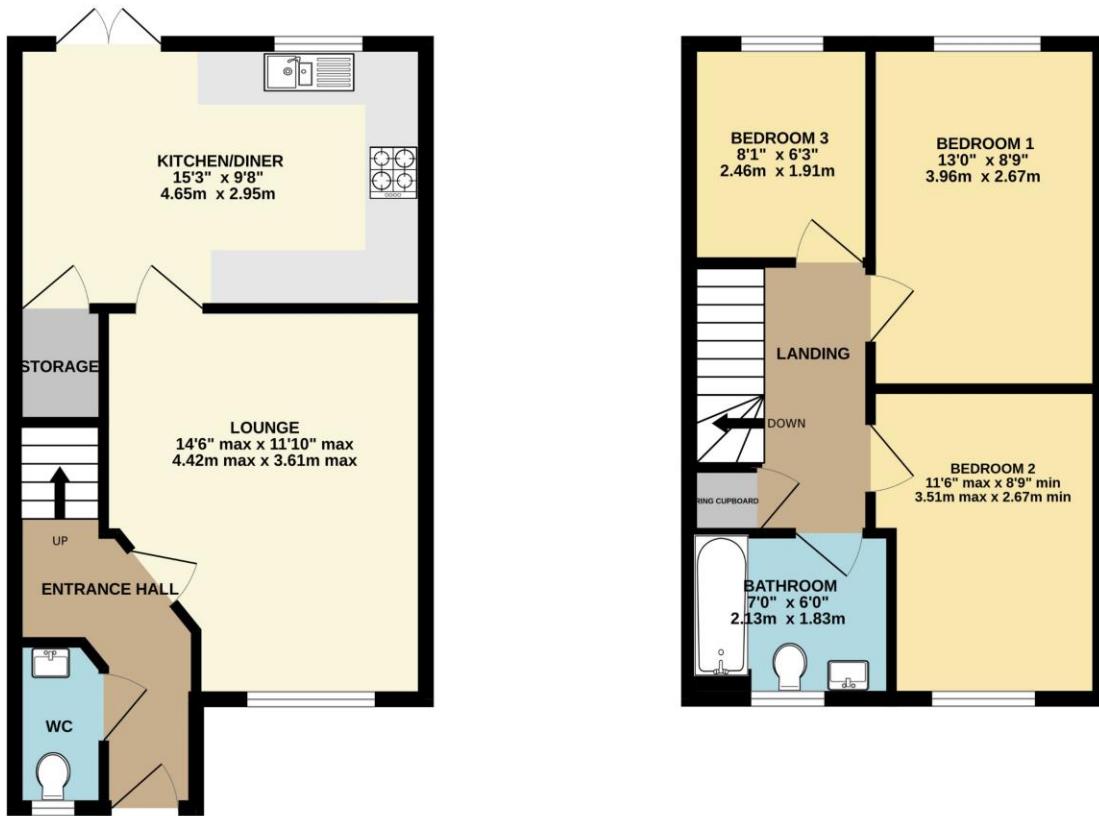
We are advised by the sellers that there is a service charge of £50 per annum. Paid every 6 months. This is for the upkeep of communal areas. Please contact Starkey&Brown for more information.





GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

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