



- No Onward Chain
- Period Terraced House
- Two Bedrooms
- Bay Fronted Lounge & Dining Room

- First Floor Bathroom
- Courtyard Garden & Outbuildings With Power
- City Centre Location
- Close To Lincoln County

Lacey Street, Monks Road, LN2 5NF
£145,000





This charming period two-bedroom terraced home is situated within the highly popular Monks Road region of Lincoln's vibrant city centre and is offered for sale with the added benefit of no onward chain. Perfectly suited for first-time buyers, professionals, or investors alike, this well-proportioned property is arranged over two spacious floors and has original period features such as an original decorative fireplace. The ground floor accommodation opens with a light and airy bay-fronted lounge, leading through to a separate dining room and a modern kitchen with access to the rear. Upstairs, the first-floor landing leads to two double bedrooms, with the impressive master bedroom boasting its own large walk-in wardrobe with fitted lighting, alongside a family three-piece bathroom suite. Externally, the property features a low-maintenance rear courtyard garden complete with raised planters and a highly versatile brick-built outbuilding featuring power and light, whilst the front offers a dwarf wall perimeter and shared side passageway access. Positioned in a prime location, the home is incredibly convenient for a wealth of local amenities, most notably being just a short ten-minute walk from Lincoln County Hospital. Residents will also enjoy close proximity to the picturesque Lincoln Arboretum, local schooling at both primary and secondary levels, and a comfortable twenty-minute walk into the heart of Lincoln's historic city centre and its bustling main retail hub. For further details or to arrange your viewing of this fantastic home, please contact Starkey & Brown. Council tax band: A. Freehold.

Lounge

11' 7" x 10' 5" (3.53m x 3.17m)

Featuring a uPVC double-glazed bay window to the front aspect and alcove storage. Finished with wood-effect laminate flooring, a coved ceiling, and a single radiator.



Dining Room

10' 9" x 11' 7" (3.27m x 3.53m)

With a uPVC double-glazed window to the rear aspect, wood-effect laminate flooring, alcove storage, and a handy storage cupboard housing the utility meters and fuse box. An opening leads directly into the kitchen.

Kitchen

11' 3" x 5' 10" (3.43m x 1.78m)

Comprising a range of eye and base level units with complementary counter worktops, an integrated oven, a four-ring hob, and an extractor hood over. Also features a newly fitted wall extractor (installed in 2024), tiled flooring, a uPVC double-glazed window to the side aspect, and a new UPVC door to the side aspect opening out onto the rear courtyard.

First Floor Landing

Giving access to both bedrooms and the family bathroom.

Master Bedroom

11' 7" x 10' 5" (3.53m x 3.17m)

A spacious double bedroom featuring an original decorative period fireplace, a uPVC double-glazed window to the front aspect, a single radiator, and direct access to a large, walk-in wardrobe complete with fitted lighting.



Bedroom 2

10' 11" x 7' 8" min (3.32m x 2.34m)

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

Bathroom

7' 3" x 7' 11" (2.21m x 2.41m)

A three-piece suite comprising a panelled bath with a shower over, a pedestal hand wash basin, and a low-level WC. Finished with tiled flooring, a single radiator, and a storage cupboard housing the hot water cylinder.



Rear Garden

A low-maintenance rear courtyard garden featuring raised planters, enclosed by a fence and wall perimeters. The garden provides access to a solid brick-built outbuilding equipped with both power and lighting.

Front Garden

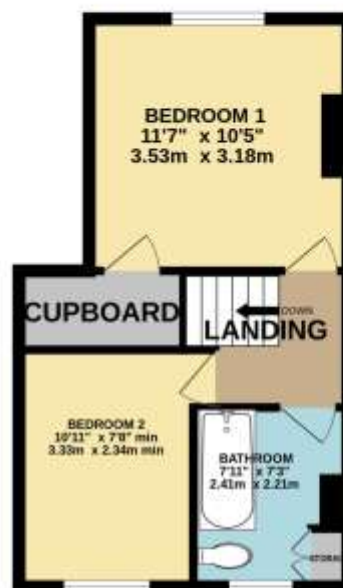
A neat front forecourt with a dwarf wall perimeter and access to a shared side passageway.





GROUND FLOOR

1ST FLOOR



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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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