

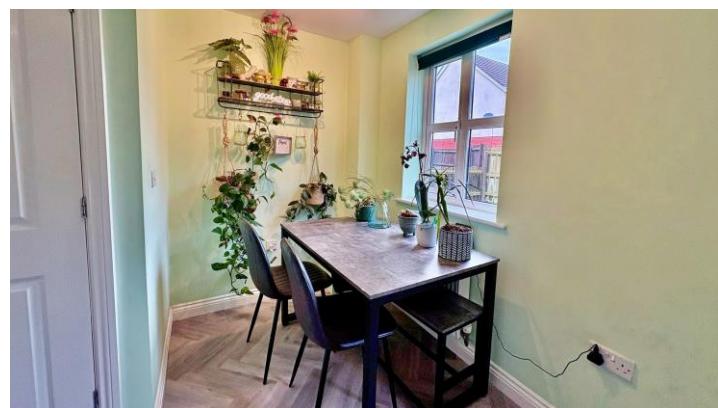


- Well-Presented Two Bedroom Home
- Upgraded Kitchen & Bathroom
- Generous Rear Garden
- Perfect First Time Buy
- Driveway Parking
- Downstairs WC
- Prime City Location
- Call Today To View!

Dunkirk Road, Lincoln, LN1 3UJ  
£168,000



Starkey&Brown are delighted to represent this two bedroom well maintained end terrace home situated on Dunkirk Road. A popular and convenient residential location within the city of Lincoln. The property has been updated in recent years and offers low maintenance living, making it an ideal purchase for first-time buyers, people looking to downsize or investors. Accommodation briefly comprises a welcoming living room, featuring an electric fireplace, an upgraded kitchen and a ground floor WC. To the first floor there is a modern bathroom, good-sized double bedroom benefitting from storage and a further single bedroom. Outside the property benefits from driveway providing off street parking and a generous rear garden designed for low maintenance living offering an excellent space for outdoor seating. Further benefits include a boiler installed in 2022 and service annually, alongside the kitchen and bathroom upgraded in 2022. Dunkirk Road is positioned to a wide range of local amenities these include shops, schools, a regular bus service into the city centre, easy access to the A46 and nearby green areas. Council tax band: A. Freehold.



Access through uPVC composite door leading into:

### Living Room

14' 0" x 12' 0" (4.26m x 3.65m)

Carpeted, staircase to the first floor, a uPVC double-glazed window to the front aspect, a radiator, and a wall-mounted electric fireplace.

Access to:

### Kitchen

14' 0" x 9' 3" (4.26m x 2.82m)

Having a range of base and wall units with worktops, space and plumbing for a washing machine, an integrated slimline dishwasher, a composite sink with mixer tap, an integrated electric oven, a 4-ring gas hob and tiled splashback and overhead extractor fan, space for a fridge freezer, space for a dining table, a uPVC double-glazed window to the rear and a composite door leading to the rear and laminate flooring.



### Downstairs WC

Low-level WC, a wash hand basin, a radiator, and laminate flooring.

### First Floor Landing

Carpeted. Access to bedrooms and the bathroom.

### Bedroom 1

12' 0" x 10' 6" (3.65m x 3.20m)

Having a uPVC double-glazed window to the front aspect, 2 storage cupboards, loft access, carpeted, and a radiator.



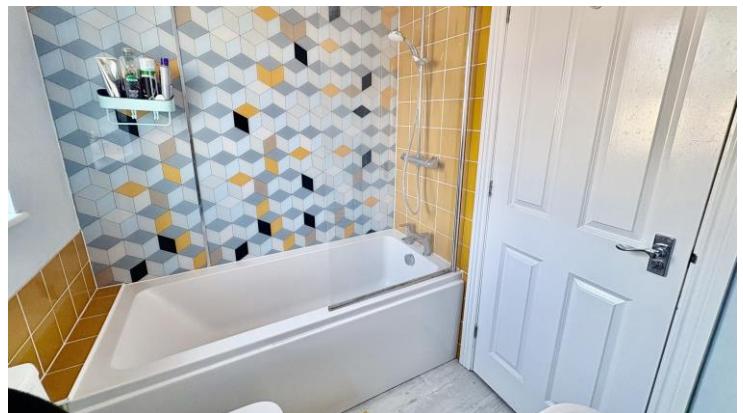
### Bedroom 2

9' 3" x 6' 6" (2.82m x 1.98m)

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

### Bathroom

Frosted double-glazed window to the rear aspect, 3-piece suite comprising a wash hand basin with tiled splashback, a low-level WC, a panelled bath with overhead shower, a chrome towel rail, extractor fan, partial tiled walls, and laminate flooring.

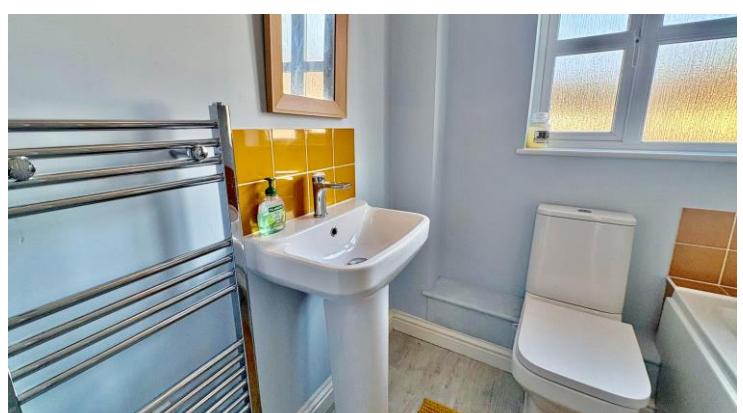


### Outside Front

Off street-driveway parking. Access to the rear.

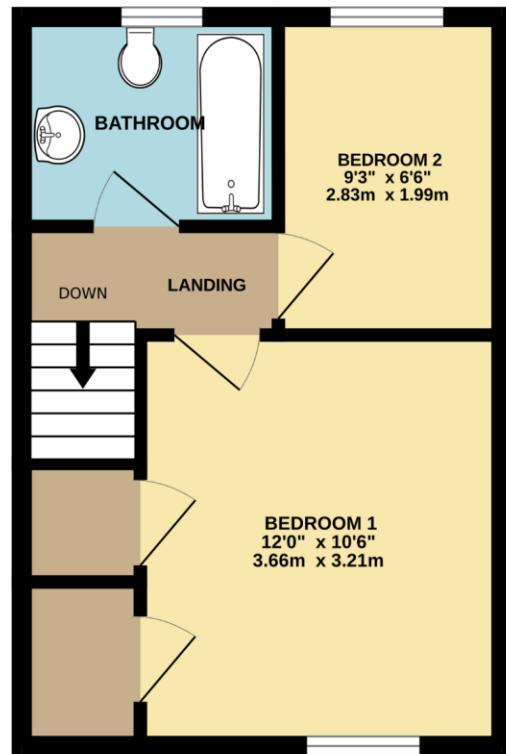
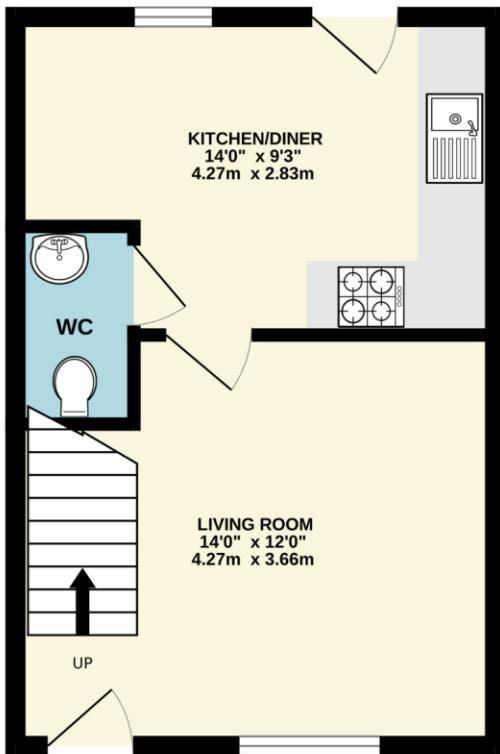
### Outside Rear

Fully fenced low maintenance stone laid garden, a timber shed, outside power socket, and an external tap.



GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 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 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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