



- Extended Semi-Detached House
- 4 Bedrooms
- Lounge Diner
- Kitchen & Utility Room
- Conservatory & Ground Floor WC
- Superb Rear Garden
- Ample Driveway Parking
- Must View!

Brattleby Crescent, Ermine East, LN2 2EB,  
£225,000







This extended 4 bedroom semi-detached house boasts an extensive plot within the northern outskirts of Lincoln city centre. Coming with immaculate interiors throughout the property comes with lounge diner, kitchen, utility, conservatory and downstairs WC. Rising to the first floor there are 4 generous sized bedrooms, all benefitting from the use of a first floor bathroom suite. Outside to the rear there is a superb garden which is mostly laid to lawn with paved seating area. To the front of the property there is ample parking provisions. Throughout the home there is gas central heating and uPVC double glazing. The property is situated within easy reach to local amenities such as schooling at primary and secondary levels. To arrange a viewing. Contact Starkey&Brown. Council tax band: A. Freehold.





## Entrance Hall

Having uPVC front door entry to front aspect, radiator, stairs rising to first floor and uPVC double glazed window to side aspect.

## Lounge

20' 0" x 12' 10" (6.09m x 3.91m)

Having uPVC double glazed window to front aspect, feature electric fireplace, radiator and French doors leading into:

## Conservatory

11' 10" x 8' 11" (3.60m x 2.72m)

Having brick base with uPVC surround, power points, tiled flooring and French doors leading onto rear garden.

## Kitchen

9' 1" x 9' 1" (2.77m x 2.77m)

Having a range of base and eye level units with counter worktops, Indesit oven with gas hob and extractor hood over, sink and drainer unit, uPVC double glazed window to rear aspect, storage cupboard housing consumer unit and utility meters. Access into:

## Utility Room

8' 0" x 5' 0" (2.44m x 1.52m)

Having space and plumbing for laundry appliances, uPVC double glazed window to front aspect, radiator and composite door to rear aspect leading into rear garden. Access to:

## Downstairs WC

4' 10" x 7' 10" (1.47m x 2.39m)

Having uPVC double glazed obscured window to side aspect, vanity hand wash basin unit, low level WC and a wall mounted Logic Plus combination boiler.

## First Floor Landing

Having loft access. Access to bedrooms and bathroom.

## Master Bedroom

12' 5" x 11' 0" (3.78m x 3.35m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 2

13' 2" x 8' 0" (4.01m x 2.44m)

Having uPVC double glazed window to front and rear aspects and radiator.

## Bedroom 3

7' 3" x 11' 0" (2.21m x 3.35m)

Having uPVC double glazed window to rear aspect, radiator and storage cupboard.

## Bedroom 4

8' 0" x 9' 4" (2.44m x 2.84m)

Having uPVC double glazed window to side aspect, radiator with space constructed by stairs bulkhead.

## Bathroom

7' 11" max x 5' 8" max (2.41m x 1.73m)

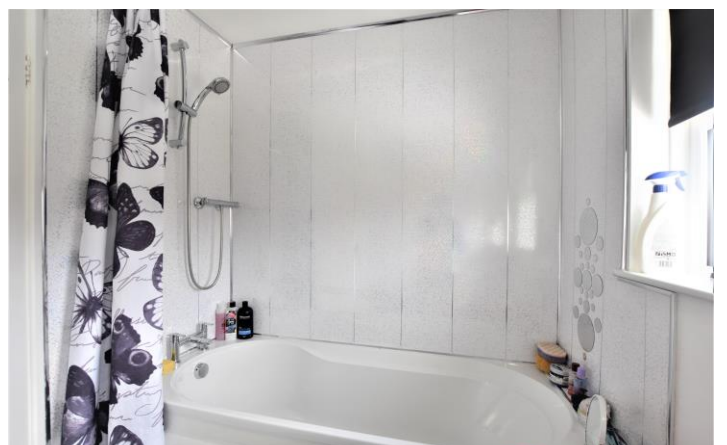
Having bath with shower head over, chrome heated hand towel rail, low level WC, vanity hand wash basin unit, extractor unit and 2 uPVC double glazed obscured windows to rear aspect.

## Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn, with landscaped patio area and gated access to the front of the property.

## Outside Front

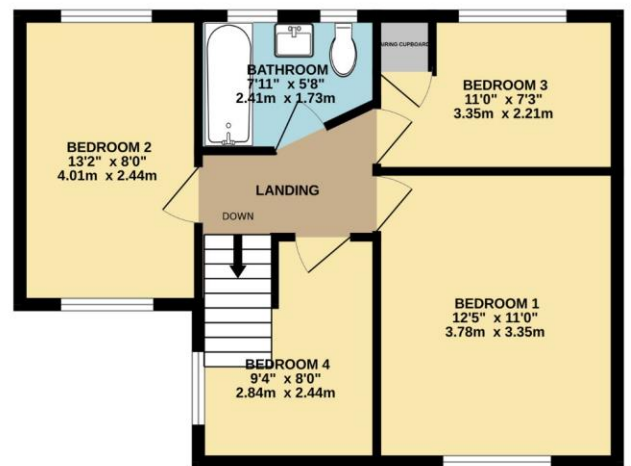
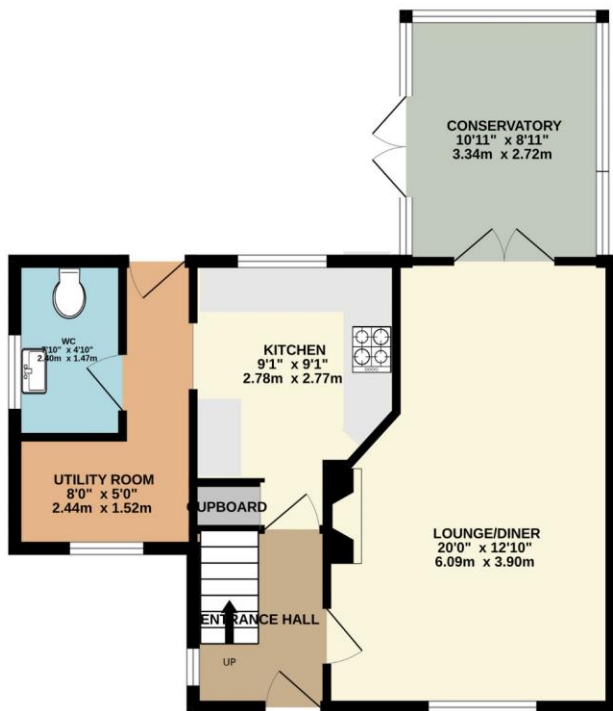
Providing ample paved parking for many vehicles.





GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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