





- End Terraced Home
- WC & Family Bathroom
- Nearby On Street-Parking
- Sold With No Onward Chain
- Four Bedrooms
- Kitchen/Diner
- Close To Local Amenities
- Non-Standard Construction

Mons Road, Lincoln, LN1 3UF
£140,000

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Starkey&Brown are delighted to offer for sale this four-bedroom terraced property, situated on Mons Road in Lincoln, just off the popular Burton Road area. Being sold with no onward chain, the property offers an excellent opportunity for buyers looking to put their own stamp on a home and create a property tailored to their own tastes and requirements. The property is entered via an entrance hall, leading through to a kitchen diner which extends the full length of the property and provides plenty of space for cooking and dining. There is also a separate full-length living room, offering a generous reception space, together with a useful downstairs WC. To the first floor are four generous bedrooms, all served by a family bathroom fitted with a three-piece suite. The property also benefits from plenty of useful storage throughout, providing practical space for everyday living. Externally, there is a garden to the front of the property, whilst to the rear is a private and enclosed garden, offering space to relax and enjoy the outdoors. Further benefits include gas central heating and uPVC double glazing throughout, alongside the advantage of no onward chain. The property is conveniently positioned just off Burton Road, an established and popular area of Lincoln offering a good range of local amenities. Burton Road itself provides a selection of independent shops, cafés, takeaways and everyday conveniences, with further supermarkets, schools and leisure facilities available nearby. Lincoln city centre is also within easy reach, offering a wider choice of shopping, restaurants, bars and entertainment, together with access to public transport links and the railway station. Council tax band: A. Freehold.





uPVC composite door leading to:

Hall
Having a storage cupboard and a staircase to the first floor. Access to:

Kitchen Diner
19' 11" x 7' 5" (6.07m x 2.26m)
Having a range of matching wall and base units with countertops, an electric oven with a 4-ring gas hob and an overhead extractor fan, a granite sink with mixer taps, space and plumbing for utility appliances, a uPVC double-glazed window to the front and rear aspects, a radiator and a built-in storage cupboard.

Living Room
19' 11" x 9' 11" (6.07m x 3.02m)
Having a uPVC double-glazed window to the front and rear aspects, carpeted, and a radiator.

Lobby
Storage cupboard, a radiator, and a door leading to the rear.

WC
Low-level WC and a wash hand basin.

First Floor Landing
Having loft access and a storage cupboard.

Bedroom 1
11' 3" x 10' 8" (3.43m x 3.25m)
Having a uPVC double-glazed window to the front aspect, carpeted, overstairs storage cupboard, and a radiator.

Bedroom 2
11' 9" x 10' 1" (3.58m x 3.07m)
Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 3
8' 9" x 7' 5" (2.66m x 2.26m)
Having a uPVC double-glazed window to the rear aspect, a built-in storage cupboard, carpeted, and a radiator.

Bedroom 4
8' 3" x 7' 1" (2.51m x 2.16m)
Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bathroom
6' 4" x 5' 8" (1.93m x 1.73m)
Three-piece suite comprising low-level WC, wash hand basin, a panelled bath with an overhead electric shower, partially tiled walls, a frosted double-glazed window to the rear and a radiator.

Outside Front
Lawn frontage and path leading to the front door.

Outside Rear
Mostly laid to lawn with a small patio area, a timber-built shed, a brick-built outbuilding, an outside tap, and a gate to the side aspect.

Agents Note
We are advised that this property is of non-standard construction. While lending criteria vary, mortgages are available through selected high-street and specialist lenders. Prospective buyers are advised to make their own enquiries with their mortgage broker or lender prior to making an offer.













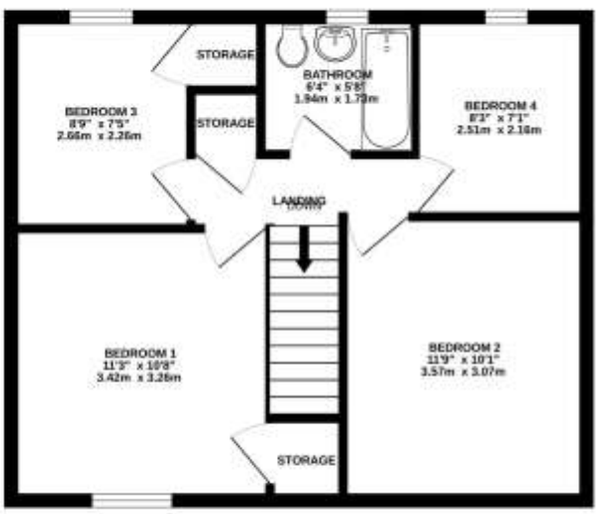




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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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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