



- Modern Detached Family Home
- Popular Residential Location
- Four Bedrooms, Master En-Suite
- 18'6" Lounge
- 25'2" Kitchen Diner & Utility
- Block Paved Driveway
- Enclosed Garden With Home Office
- NO CHAIN!

Anzio Crescent, Lincoln, LN1 3PS
£285,000





Starkey&Brown are pleased to offer for sale this well-presented, modern detached family home located within this popular residential location on the northern outskirts of Lincoln. The property has recently benefited from redecoration and new carpets and has impressive accommodation which briefly comprises spacious entrance hallway with downstairs WC, 18'6 lounge with double aspect windows, 25'2 kitchen diner with a range of integrated appliances and French doors overlooking the rear garden, and a useful utility room. To the first floor there are four well-proportioned bedrooms, an en-suite shower room to the master bedroom, and a separate family bathroom. Outside there is a block paved driveway with parking for three vehicles and a fully enclosed rear garden with a covered outdoor seating area and a useful brick-built home office (useful for a wide variety of different purposes). The property is being offered for sale with NO CHAIN! Call today to view! Council tax band: D. Freehold.



Entrance Hallway

Having a front entrance door, wood-effect vinyl flooring, a radiator, and stairs rising to the first floor.

Ground Floor WC

Having low-level WC, wash hand basin with tiled splash backs, wood-effect vinyl flooring, a radiator, extractor and under-stairs storage area.

Lounge

18' 6" x 9' 2" (5.63m x 2.79m)

Having double-aspect windows and a radiator.

Kitchen Diner

25' 2" x 8' 2" (7.66m x 2.49m)

Having a range of matching wall and base units, one and a half bowl single drainer sink unit with mixer taps over and tiled splashbacks, a built-in eye-level oven, an induction hob with a cooker hood over, an integrated microwave oven, space for a fridge-freezer, an integrated dishwasher, wood-effect vinyl flooring, a radiator, LED downlights and French doors overlooking the rear garden.

Utility

6' 2" x 5' 10" (1.88m x 1.78m)

Having wall and base units, a larder unit, plumbing for a washing machine, space for a tumble dryer, wood-effect vinyl flooring, central heating boiler, LED downlights, extractor and a uPVC door leading to the rear garden.

First Floor Landing

Having a radiator, access to the loft, and a large storage/linen cupboard.

Master Bedroom

13' 3" max x 8' 3" min (4.04m x 2.51m)

Having fitted sliding door mirrored wardrobes, a radiator, and views of Lincoln Cathedral.

En-Suite

Having a three-piece suite comprising a double-tiled shower cubicle with mains-fed shower, wall-hung wash hand basin, low-level WC, wood-effect vinyl flooring, heated towel rail, LED downlights and an extractor.

Bedroom 2

9' 3" x 9' 2" (2.82m x 2.79m)

Having a radiator and views of Lincoln Cathedral.

Bedroom 3

9' 3" x 9' 0" (2.82m x 2.74m)

Having a radiator.

Bedroom 4

8' 7" x 8' 3" (2.61m x 2.51m)

Having a radiator.

Bathroom

Having a three-piece suite comprising a panelled bath with mains-fed rainfall shower, additional hand-held shower and glass shower screen over, wall-hung wash hand basin, low-level WC, wood-effect vinyl flooring, heated towel rail, part-tiled walls, LED downlights and extractor.

Outside Front

To the front of the property, there is a block paved driveway with parking for three vehicles, outside lighting and a storm porch leading to the front entrance door. A gate at the side leading to the rear garden.

Outside Rear

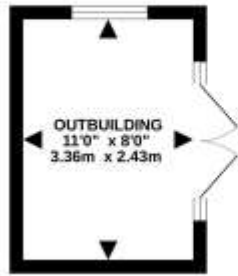
To the rear of the property is a fully enclosed garden comprising a lawn with a large paved patio area and a covered outdoor seating area. A useful brick-built home office/workshop (suitable for a wide variety of different purposes). Wide variety of shrubs and trees, outside lighting, block paved side garden area.

Home Office/Workshop

11' 0" x 8' 0" (3.35m x 2.44m)

Being of brick-built construction with power and light and French doors overlooking the rear garden.





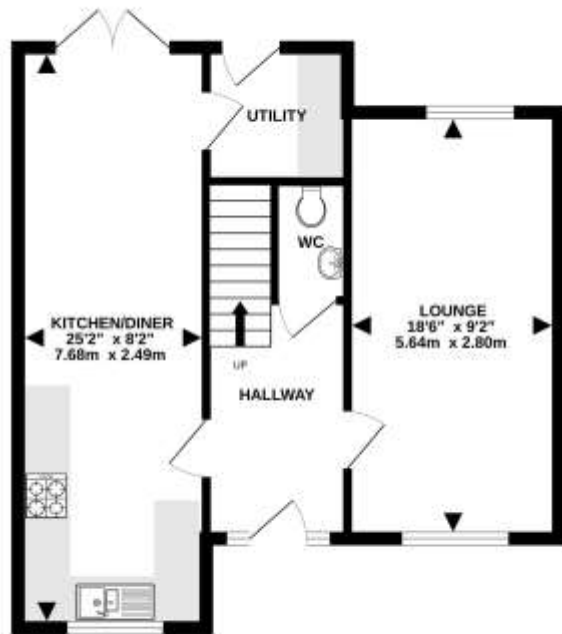
OUTBUILDING
89 sq.ft. (8.2 sq.m.) approx.

TOTAL FLOOR AREA : 1124 sq.ft. (104.5 sq.m.) approx.

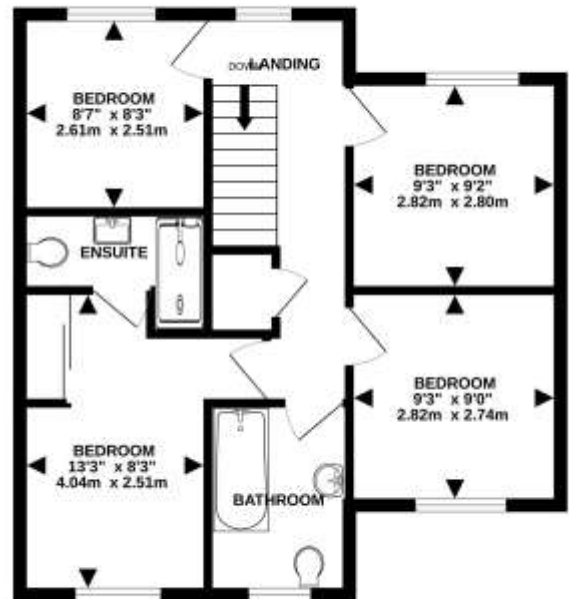
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
306 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



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.

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 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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