



- No Onward Chain
- Period Terraced House
- Two Double Bedrooms
- Recently Refurbished
- Charming Courtyard Garden With Outbuilding
- Two Reception Rooms
- First Floor Bathroom
- Close To Lincoln County

McInnes Street, Monks Road, LN2 5NP
£147,500





Starkey&Brown is delighted to represent for sale this period terraced home situated within the Monks Road area of Lincoln city centre. The home has been refurbished throughout and offers modern interiors over two floors. The ground floor comprises two reception rooms, with the first being a cosy lounge with the original skirting board, coving, and floorboards. The second reception room is a dining room which comes with an exposed chimney breast, feature panelling, and access into the kitchen. The kitchen has a range of eye and base level units and two uPVC double-glazed windows which provide ample natural light into the kitchen. Rising to the first floor are two double bedrooms, with bedroom one measuring 11'9" x 11'0" with feature panelling and bathroom two measuring 12'1" x 12'4" and having its own wardrobe. The first floor is completed by a three-piece family bathroom, which has had some modern upgrades and houses the gas combination boiler. Internally, the home has a range of upgrades these include flooring approximately two years ago, full decoration throughout. Externally, the property has had attention done to the roof, with repointing to the chimney breast and flashing in 2022. A quaint courtyard which has a perfect patio seating area, ideal for entertaining and relaxing with guests, whilst enjoying the sun throughout the day. There is also plenty of colour with the provision of mature shrubs and flowers. Access to a solid outbuilding that has potential for further development. Mcinnes Street is located within a 15-minute walk to Lincoln city centre with great access to schooling, The Arboretum and Lincoln County Hospital, a regular bus service, a doctor's surgery, a Co-op food store and a pharmacy. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Accessed via a uPVC front door entry to the side aspect via a shared passageway with the neighbouring property. Stairs rising to the first floor with newly fitted carpet. Access to the lounge and dining room.

Lounge

11' 0" x 11' 7" (3.35m x 3.53m)

Having a uPVC double-glazed window to the front aspect, a radiator, a coved ceiling, skirting board, and exposed original wood flooring.

Dining Room

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

Having a uPVC double-glazed window to the rear aspect, a radiator, an exposed brick chimney breast, feature wood panelling and shelving, a uPVC double-glazed window to the rear aspect, skirting board and coving, a consumer unit and utility meters located under the stairs.

Kitchen

6' 11" x 10' 5" (2.11m x 3.17m)

Having a uPVC double-glazed window to the rear and side aspect, a range of eye and base level units, space and plumbing for appliances, an oven to remain with the sale of the property, a radiator, and a uPVC external door to the side aspect.

First Floor Landing

Access to the bedrooms and the bathroom. Loft access.

Bedroom 1

11' 9" x 11' 0" (3.58m x 3.35m)

Having a uPVC double-glazed window to the front aspect, a radiator, and feature wood panelling.

Bedroom 2

12' 4" x 12' 1" (3.76m x 3.68m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a coved ceiling. Access to the wardrobe.

Bathroom

10' 4" x 6' 11" (3.15m x 2.11m)

Three-piece suite comprising a low-level WC, a pedestal hand wash basin unit, a bath tub with newly fitted mains-fed shower head and shower screen with a crittal style finish, a uPVC double-glazed obscured window to the rear aspect, a radiator, and access to an airing cupboard housing the gas combination boiler - fitted 2017, all in working order.

Outside Rear

Landscaped courtyard garden which has an idyllic paved seating area, low maintenance enclosed with new fencing and a walled perimeter, a range of mature flowerbeds, and access to the shared passageway as well as an outbuilding.

Outbuilding

6' 1" max x 13' 6" (1.85m x 4.11m)

Integrates both storage space and an old WC, window, roof covering, and storage facilities.

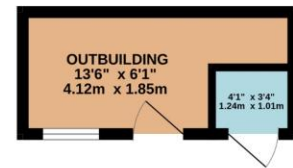
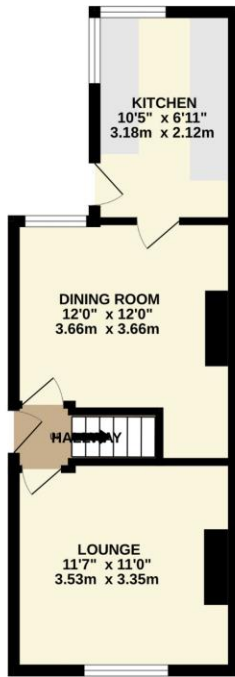




GROUND FLOOR

1ST FLOOR

EXTERNAL



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