



- Well-Presented Family Home
- Shower Room To Bedroom One
- Lounge Diner & Conservatory
- Popular Residential Area
- Three Double Bedrooms
- Off-Street Parking
- Enclosed Rear Garden
- Call Today To View

Barlings Close, Lincoln, LN6 0DQ  
£215,000





Starkey&Brown is delighted to offer for sale this well-proportioned three double bedroom terrace home positioned on Barlings Close in the popular and established area of Lincoln. The property offers spacious living throughout and benefits off street parking and would make an ideal home for families or first-time buyers. Accommodation comprises an entrance hall, a WC, a living room flowing into the conservatory which overlooks the garden, and a generous-sized kitchen with French doors opening to the rear garden providing a great space for everyday living and entertaining. Rising to the first floor, there are three double bedrooms, with the master bedroom benefitting from a shower room, added by the current owners, and a further family bathroom. Externally, the property has a low-maintenance garden laid with artificial grass, along with two sheds - to be included in the sale. To the front of the property, there is off-street parking - added by the current owners. Barlings Close is located within a well-regarded residential area offering access to local amenities, including shops, schools, nearby green areas, a regular bus service to Lincoln city centre, and transport links. Council tax band: A. Freehold



## uPVC composite door leading to:

### Porch

Laminate flooring and coving. Access to the entrance hall and the WC.

### WC

Laminate flooring, a wash hand basin, and a low-level WC.

### Entrance Hall

Stairs rising to the first floor, coving, laminate flooring, an understairs storage cupboard, and a radiator. Access to the living room and the kitchen.

### Living Room

24' 0" x 11' 4" (7.31m x 3.45m)

Having a uPVC double-glazed window to the front aspect, French doors leading into the conservatory, laminate flooring, coving, and 2 vertical radiators.

### Conservatory

13' 5" x 11' 3" (4.09m x 3.43m)

Having uPVC double-glazed windows and a French door leading to the rear, tiled flooring, and a radiator.

### Kitchen

17' 5" x 11' 9" (5.30m x 3.58m)

A range of wall and base units with countertops, a 4-ring gas hob, a double electric oven, integrated dishwasher, a ceramic sink with mixer taps, space and plumbing for a washing machine, space for a tumble dryer, laminate flooring, a vertical radiator, breakfast island, a pantry cupboard, LED lighting, a double-glazed window to the rear aspect, and French doors leading to the rear.

### First Floor Landing

Carpeted and a window to the front aspect. Airing cupboard housing boiler - fitted in 2019 and serviced annually, loft access - mostly boarded, ladder and lighting.

### Bedroom 1

13' 5" x 10' 0" (4.09m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, a double wardrobe with overhead storage, carpeted, and a radiator. Access to:

### Shower Room

A shower cubicle with an overhead electric shower, tiled walls, vinyl flooring, and an extractor fan.

### Bedroom 2

11' 5" x 10' 0" (3.48m x 3.05m)

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

### Bedroom 3

11' 5" x 10' 1" (3.48m x 3.07m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a fitted wardrobes.

### Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

Three-piece suite comprising a low-level WC, panelled bath with overhead shower, a wash hand basin, vinyl flooring, a frosted window to the front aspect, tiled walls, and a radiator.

### Outside Rear

Patio area, a raised flowerbed, artificial lawn, external lighting, external water source, double power sockets, pond with a water feature, 1 timber-built shed, 1 plastic shed and a variety of shrubs and hedges.

### Outside Front

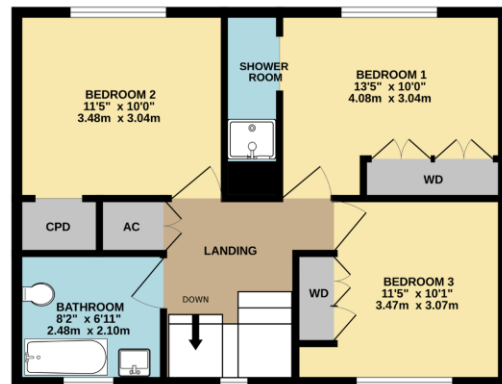
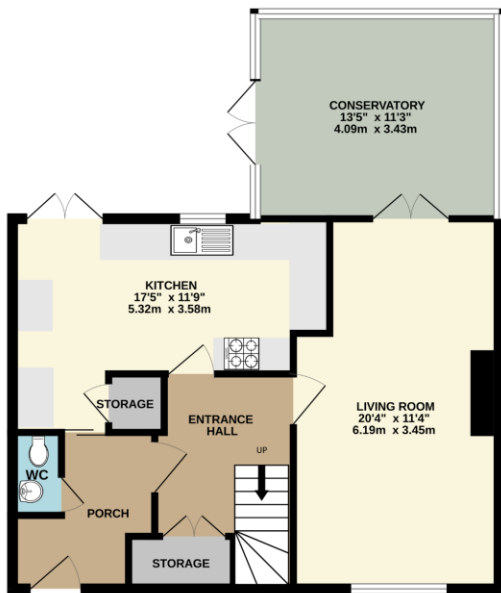
Block paved drive, raised beds with flowers and shrubs.





GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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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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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