



- NO ONWARD CHAIN
- Modern Town House
- Two Bedrooms
- Two Bathrooms

- Open Plan Living
- Garage & Parking
- Small Garden
- Close To Amenities

Exley Square, Carlton Boulevard, LN2 4WP
£180,000





This modern townhouse offers spacious, versatile living accommodation across three well-planned floors and is made available with no onward chain. Positioned in a convenient Lincoln location known as Carlton Boulevard, the property is designed to maximise space and natural light, making it perfectly suited for first-time buyers, professionals, or families. The ground floor opens into a welcoming entrance hall with a staircase leading up to the main living areas. Externally, the home includes a garage with an electric roller door, adjacent parking, and a small garden. On the first floor, the home opens into a fantastic, bright open-plan living and dining space. This expansive room features large windows to both the front and rear aspects, making it the perfect hub for entertaining and daily life. Directly accessible from this area is a fitted kitchen equipped with a range of eye- and base-level units, a built-in oven, a 4-ring gas hob, and dedicated space and plumbing for appliances. The first floor also hosts a practical cloakroom/WC and a convenient under-stairs storage cupboard. The second floor landing features an airing cupboard housing the gas combination boiler and leads to two bedrooms and a main family bathroom. The master bedroom is a generous double room situated to the front aspect, complete with a built-in wardrobe and its own private en-suite shower room. The second bedroom is located to the rear aspect, overlooking the garden. Outside, the property benefits from an enclosed, low-maintenance rear garden with fenced perimeters, patio areas, and fruit trees. A highly versatile outdoor store, complete with power and lighting, offers an excellent opportunity for conversion into a dedicated utility or laundry room. Residents benefit from being within a brief walk of the Carlton Centre, a bustling retail hub featuring major supermarkets like the Lincolnshire Co-op Carlton Centre Food Store, Lidl, and Aldi, alongside high-street brands like Dunelm, Boots, a veterinary practice, a dentist, and cafes. The area is ideal for families, falling into the catchment of highly regarded schooling options, most notably the Lincoln Carlton Academy Primary School, which is rated Outstanding by Ofsted. Leisure and healthcare options are robust, with local gyms, public parks, and Lincoln County Hospital just a short distance away. Excellent local transport links, regular bus routes, and proximity to the A46 bypass ensure rapid commutes into central Lincoln or further afield, making this an incredibly practical and connected location. Council tax band: B. Freehold.



Entrance Hall

Entered via the front aspect, this welcoming hallway features a wall-mounted consumer unit, a single radiator, and stairs rising to the first floor.

First Floor Landing

Stairs rise from the ground floor, featuring a uPVC double-glazed window to the rear aspect and further stairs rising to the second floor.

Open-Plan Living & Dining Space

21' 9" x 17' 0" max (6.62m x 5.18m)

A spacious, dual-aspect living area featuring double-glazed windows to both the front and rear aspects, two radiators, and access to a useful under-stairs storage cupboard.

Kitchen

7' 8" x 7' 9" (2.34m x 2.36m)

Comprising a range of eye- and base-level units with counter worktops, a sink and draining unit, a built-in oven with a 4-ring gas hob, tiled flooring, and space and plumbing for appliances.

Cloakroom / WC

3' 9" x 4' 11" (1.14m x 1.50m)

Equipped with a low-level WC, a wash hand basin vanity unit, a single radiator, tiled flooring, and a uPVC double-glazed window to the rear aspect.

Second Floor Landing

Providing access to all second-floor rooms and to an airing cupboard housing the gas combination boiler.

Master Bedroom

9' 0" x 13' 6" (2.74m x 4.11m)

A well-proportioned double bedroom featuring a uPVC double-glazed window to the front aspect, a single radiator, a built-in wardrobe, and direct access into the en-suite.

En-Suite Shower Room

5' 6" x 9' 3" max (1.68m x 2.82m)

Featuring a fully enclosed shower cubicle, a low-level WC, a wash hand basin vanity unit, a Velux skylight window, a single radiator, tiled flooring, an extractor unit, and a shaver point.

Bedroom 2

12' 3" x 8' 1" (3.73m x 2.46m)

Featuring a uPVC double-glazed window to the rear aspect and a single radiator.

Family Bathroom

8' 0" x 7' 9" (2.44m x 2.36m)

A three-piece suite comprising a panelled bath with a shower head over, a low-level WC, a wash hand basin vanity unit, a Velux skylight window, a single radiator, tiled flooring, and an extractor unit.

Rear Garden

An enclosed, small rear garden with fence perimeters, featuring a patio area and established fruit trees.

Garage

17' 0" x 9' 3" (5.18m x 2.82m)

Featuring an electric roller door to the front, with adjacent off-road parking available directly outside.

Outdoor Store

An external storage room equipped with power and lighting, offering ideal space to function as a laundry or utility room.

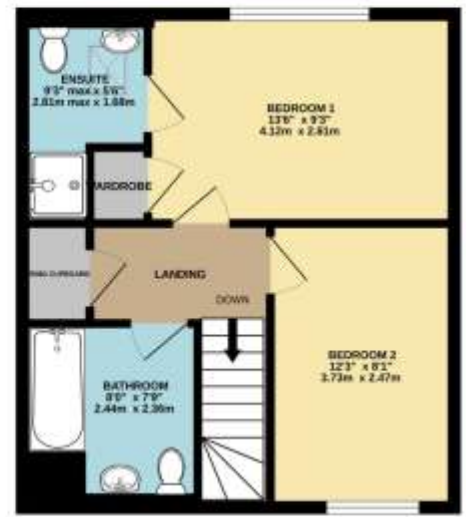
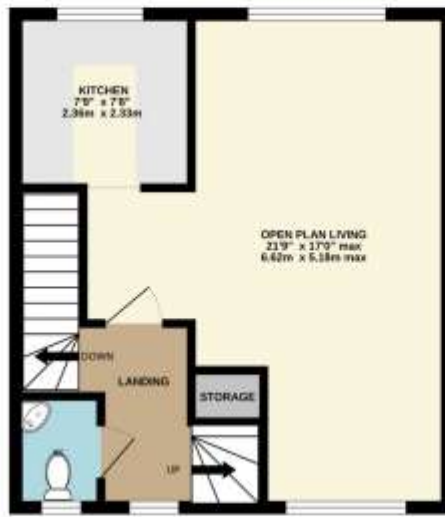




GROUND FLOOR
SEE PLAN FOR ROOMS & MEASUREMENTS

FIRST FLOOR
SEE PLAN FOR ROOMS & MEASUREMENTS

SECOND FLOOR
SEE PLAN FOR ROOMS & MEASUREMENTS



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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.
Made with Metropix ©2006

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE