





- Two Bedroom Terraced Home
- Ground Floor Bathroom
- Enclosed Rear Garden
- On Street Parking
- Two Reception Rooms
- City Centre Location
- Outbuilding With Power & Electrics
- Close To Local Amenities

Shakespeare Street, Lincoln, LN5 8JX
£115,000

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Starkey&Brown are delighted to offer for sale this two-bedroom terraced home, ideally positioned on Shakespeare Street in Lincoln. Offering two separate reception rooms, two double bedrooms and a private rear garden, the property would make an excellent purchase for first-time buyers, couples or investors looking for a home within easy reach of the city centre.

The property is entered directly into the living room, which provides a comfortable main reception space, with further access through to the separate dining room. Having two individual reception rooms offers excellent flexibility for everyday living, whether used for entertaining, family dining or simply having a separate space to relax. To the rear is the kitchen, together with a family bathroom positioned at the back of the property.

To the first floor are two well-proportioned double bedrooms.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space without being overly demanding to maintain. There is also a useful outbuilding to the rear, which benefits from power and lighting, making it ideal for additional storage, hobbies or a small workshop. On-street parking is available to the front of the property. Further benefits include gas central heating and full uPVC double glazing throughout.

One of the property's main attractions is its convenient location, with Lincoln city centre within comfortable walking distance. The surrounding area offers a good range of everyday amenities, including local shops, supermarkets, restaurants and schools. South Park is also nearby, providing attractive green space, while Lincoln High Street, the Cornhill Quarter, the University of Lincoln and Lincoln Central railway station are all within easy reach.

Council tax band: A. Freehold.



uPVC composite door leading to:

Living Room
12' 7" max x 11' 2" (3.83m x 3.40m)
Having a uPVC double-glazed window to the front aspect, wooden flooring, a fireplace (not currently in use), a radiator, a coved ceiling, and an alcove storage cupboard. Access to:

Hall
Staircase to the first floor and access to:

Dining Room
12' 7" max x 11' 3" (3.83m x 3.43m)
Having a uPVC double-glazed window to the rear, wooden flooring, a radiator, a coved ceiling, fireplace (not in use), alcove storage and an understairs storage cupboard. Access to:

Kitchen
8' 10" x 5' 6" (2.69m x 1.68m)
Having a range of matching wall and base units with countertops, an electric oven with a 4-ring electric hob and an overhead extractor fan, a stainless steel sink with a mixer tap, space and plumbing for appliances, a uPVC double-glazed window to the side aspect and tiled flooring. Access to:

Lobby
Fitted shelving, a boiler, a uPVC door leading to the rear, a sliding door leading to:

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

First Floor Landing
Access to bedrooms.

Bedroom 1
12' 7" max x 11' 2" (3.83m x 3.40m)
Having a uPVC double-glazed window to the front aspect, wooden flooring, a radiator, a coved ceiling, and an overstairs storage cupboard.

Bedroom 2
12' 7" max x 11' 4" (3.83m x 3.45m)
Having a uPVC double-glazed window to the rear aspect, wooden flooring, a radiator, and a coved ceiling.

Outside Rear
Fully fenced surround, a lawned area, patio seating area, a timber-built shed and an outbuilding with power and electrics. This property benefits from right-of-way access across neighbouring property, leading to a shared rear access passage.



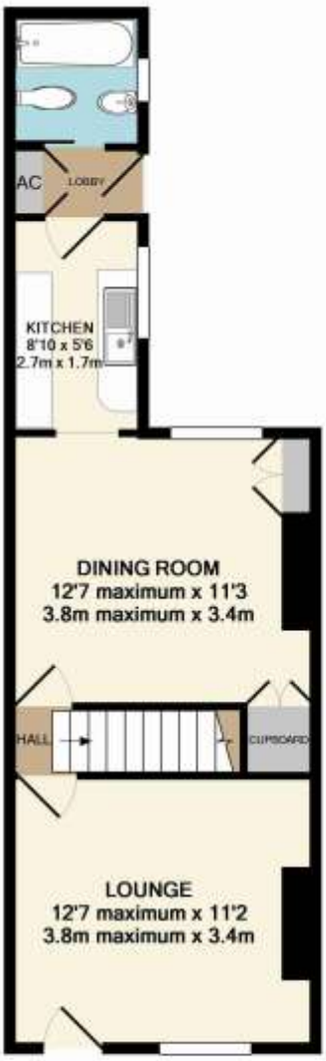


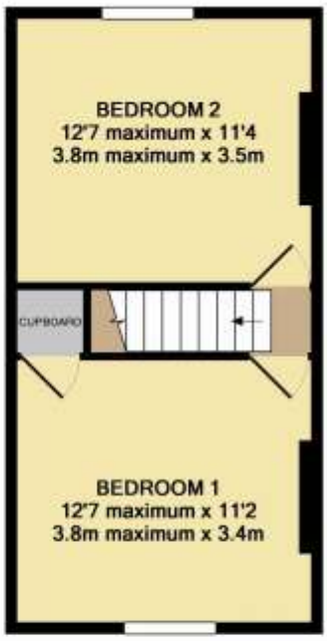












1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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





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

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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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