

- West End Location
- Panoramic Views Over The City
- Four Double Bedrooms
- Bathroom & Shower Room
- 33'6" Open Plan Lounge & Kitchen Diner
- Accommodation Over Three Floors
- Private Parking
- Chain Free

Yarborough Road, Lincoln, LN1 1HS  
£375,000





Situated in Lincoln's West End, a short distance from Lincoln city centre. Starkey&Brown are delighted to offer for sale this three-storey four-bedroom house enjoying panoramic views over Lincoln city centre. Further accommodation comprises of an entrance hallway, a 33'6" open plan lounge and kitchen diner, a bathroom room and a shower room. Outside the property has a gravelled front garden with a gate and a private path leading up to the front door and a gate leading to the rear garden, which is also enclosed and private. There is also private parking with the property. Additional benefits include extensive uPVC double-glazing gas fired central heating system. The property was built in 2021 and still has a Build zone guarantee until 7th July 2031. The vendor has advised is to be offered chain-free. Council tax band: D. Freehold.



## Front door leading into:

### Hallway

Stairs rising to the first floor with 2 understairs storage cupboards and underfloor heating.

### Shower Room

5' 10" x 5' 10" (1.78m x 1.78m)

Three-piece suite comprising a walk-in shower cubicle with glass surround with mains-fed shower inset, a vanity sink unit incorporating wash hand basin, a low-level flush WC, fitted mirror with light, wall-mounted heated towel rail, tiled walls and flooring.

### Bedroom

13' 0" x 13' 0" (3.96m x 3.96m)

Double-glazed bay windows to the front aspect with fitted shutter blinds, wood effect laminate flooring, and a radiator.

### Bedroom

12' 7" x 8' 3" (3.83m x 2.51m)

Two uPVC windows and a radiator.

## First Floor

### Open Plan Lounge & Kitchen Diner

33' 6" x 13' 1" (10.20m x 3.98m)

### Kitchen Area

A range of fitted wall and base units with granite worktops, a double Belfast sink, breakfast bar, and built-in appliances includes an integrated fridge, freezer, and dishwasher. Contemporary tiling to walls and double-glazed French doors leading to the rear garden.

### Lounge Area

uPVC bay window to the front aspect with shutter blinds and a contemporary style radiator. Stairs rising to the second floor.

## Second Floor

### Bedroom

13' 0" x 10' 5" (3.96m x 3.17m)

French doors opening to a balcony with panoramic views of Lincoln city centre and beyond, and a double radiator.

### Bedroom

13' 0" x 9' 5" (3.96m x 2.87m)

A uPVC window and a double radiator.

### Bathroom

10' 0" x 6' 5" (3.05m x 1.95m)

Four-piece suite comprising rolled edge top bath with central mixer taps and a shower attachment, a walk-in shower cubicle with mains-fed shower inset, a wash hand basin, a low-level flush WC, a wall-mounted heated towel rail, tiled flooring, and a uPVC frosted window.

### Outside Rear

Split into two sections with ease of maintenance in mind. The first section has a wooden decking area. The second section has artificial grass and an Indian sandstone patio. A path down the side of the garden leading to the gate to the front aspect.

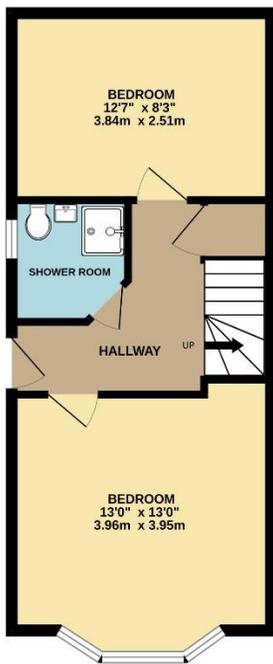
### Outside Front

Ample parking on a block-paved parking area, plus a gravelled garden area.

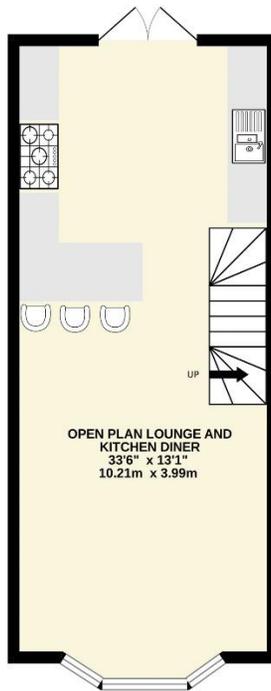




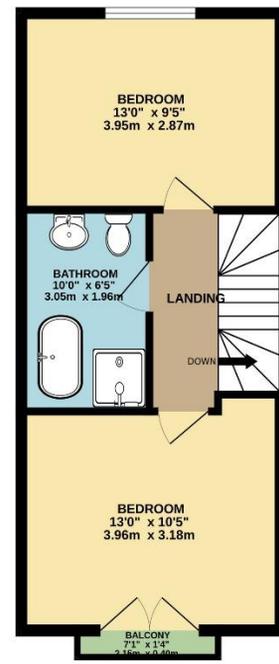
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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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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