



- Terraced Property
- Three Bedrooms
- Lounge, Dining Room & Kitchen
- First Floor Bathroom
- Conservatory
- Generous Rear Garden
- Driveway Parking
- Near To Lincoln County Hospital

Chaucer Drive, Lincoln, LN2 4LT  
£190,000





Starkey&Brown are delighted to offer for sale this three-bedroom mid-terrace home boasting generous accommodation over two floors. Located within the northern outskirts of Lincoln, the property offers fantastic access to a range of essential local amenities. The accommodation itself features a welcoming entrance hall leading to a separate dining room, kitchen, and a comfortable lounge with newly fitted carpets. Modern patio doors (fitted in 2020) open from the lounge into a conservatory overlooking the rear garden. Rising to the first floor, there are three spacious bedrooms, including an impressive master bedroom, all served by a well-appointed family bathroom. Outside, the property benefits from a generous, slightly extended rear garden mostly laid to lawn with a patio area, while the front provides off-road driveway parking for a minimum of two vehicles. Making a fantastic family home, the property is situated close to excellent schooling at both primary and secondary levels, a fantastic array of nationwide retailers, and a regular bus service to and from Lincoln City Centre. Major landmarks such as the Lincoln County Hospital, University of Lincoln, Bishop Grosseteste University, and the historic Lincoln Cathedral Quarter are all within walking distance. For further details or to arrange a viewing, please contact Starkey&Brown. Council tax band: A. Freehold.



## Entrance Hallway

The property is accessed via a uPVC door, and the lobby is finished with ceramic tile flooring. The entrance hall is accessed through another uPVC door and features a single radiator. It houses a modern Worcester combination boiler (newly fitted in 2021, benefiting from an annual service history, and last serviced in December 2025). Stairs rise to the first floor, featuring a newly fitted carpet installed in April 2026.

## Dining Room

12' 4" x 9' 0" (3.76m x 2.74m)

Featuring a uPVC double-glazed window to the front aspect, a coved ceiling, a radiator, and new flooring fitted in 2023. An archway leads directly through to the kitchen.

## Kitchen

9' 0" x 8' 6" (2.74m x 2.59m)

Fitted with a matching range of wall and base units with tiled splashbacks and a 1 1/2 bowl sink unit with mixer taps over. Includes an electric cooker point, plumbing for a washing machine, and dedicated space for both a slimline dishwasher and a freestanding fridge freezer. Finished with ceramic tile flooring and a uPVC double-glazed door leading out onto the rear garden.

## Lounge

15' 2" x 11' 2" (4.62m x 3.40m)

A comfortable living space featuring newly fitted carpets (installed April 2026), a coved ceiling, and a modern Visco radiator added approximately 3 years ago. Modern double patio doors (fitted in 2020) lead directly through to:

## Conservatory

10' 1" x 8' 9" (3.07m x 2.66m)

Being of uPVC double-glazed construction, a brick base, featuring wood-effect laminate flooring and French doors opening onto the rear garden patio.

## First Floor Landing

Featuring a coved ceiling and newly fitted carpet installed in April 2026. Provides access to all bedrooms, the family bathroom, a useful linen airing cupboard with slatted shelving, and the loft space (half-boarded and insulated, no ladder).

## Bedroom 1

14' 0" min (excluding alcove) x 10' 0" (4.26m x 3.05m)

An impressive master bedroom with a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling.

## Bedroom 2

11' 2" max x 7' 6" max (3.40m x 2.28m)

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

## Bedroom 3

8' 1" x 7' 11" (2.46m x 2.41m)

Featuring a uPVC double-glazed window to the rear aspect, a radiator, a coved ceiling, and wood-effect flooring added approximately 3 years ago.

## Family Bathroom

Fitted with a three-piece suite comprising a panel bath with a mains-fed shower over, a wash hand basin set within a vanity unit, and a low-level WC with a concealed cistern. Fully equipped with a chrome heated towel rail, an extractor unit, a coved ceiling, ceramic tile flooring, and part-tiled walls. A uPVC double-glazed obscured window faces the rear aspect.

## Outside Front & Parking

To the front of the property is a block-paved driveway providing convenient off-road parking for more than one vehicle (minimum of two).

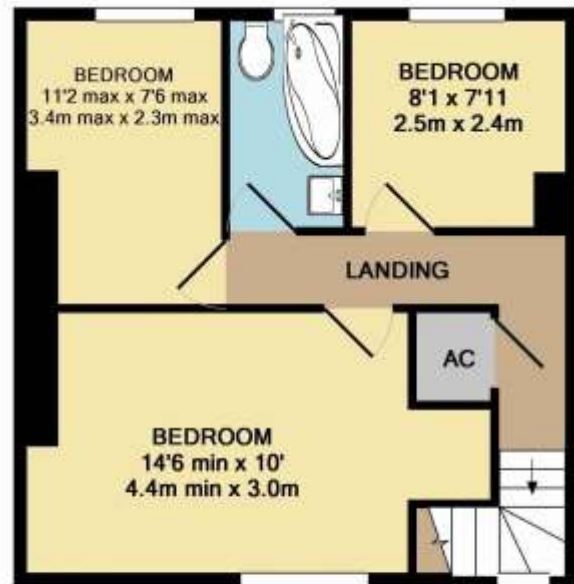
## Outside Rear

A generous, enclosed rear garden that has been slightly extended to the rear following the removal of a former back passage. The garden is mostly laid to lawn, finished with a variety of mature plants and shrubs, and features a paved patio area ideal for seating, as well as an outdoor cold water tap.





GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 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.

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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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