



- End Terrace Home
- Two Reception Rooms
- Ample Off-Street Parking
- Close To Local Amenities

- Three Bedrooms
- Spacious Living Throughout
- Detached Single Garage
- Sold With No Onward Chain

Chaucer Drive, Lincoln, LN2 4LT  
£225,000





NO ONWARD CHAIN! Starkey&Brown is delighted to represent this three-bedroom end-terrace property. Situated on Chaucer Drive within the popular residential area of Lincoln. An excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. Accommodation briefly comprises a porch leading into an entrance hall, a living room, a sitting/dining room with French doors opening onto the rear garden, a versatile area for entertainment or family dining, and a kitchen. Rising to the first floor are three generous bedrooms and a three-piece family bathroom. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Externally, there is a block paved driveway and a concrete driveway extending to the side of the property, providing ample off-street parking and leading to a garage. To the rear of the property, there is an enclosed private garden which has been well-maintained, being mostly laid to lawn and a patio seating area. Chaucer Drive is located near local amenities including shops, supermarkets, schooling, and regular transport links to Lincoln city centre. Council tax band: A. Freehold.



## uPVC composite door leading into:

### Porch

Carpeted and a radiator. Access to:

### Hall

Carpeted, a uPVC double-glazed window to the side aspect, staircase to the first floor, understairs storage cupboard, and a radiator. Leading to:

### Living Room

14' 8" x 11' 4" (4.47m x 3.45m)

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

### Sitting/Dining Room

18' 4" x 10' 8" (5.58m x 3.25m)

Having a uPVC double-glazed window to the side aspect, French doors leading to the rear, laminate flooring, two radiators, and a cupboard housing the boiler (approximately 7 years old). Double door leading to:

### Kitchen

13' 0" x 7' 4" (3.96m x 2.23m)

Having a range of matching wall and base units with countertops, a freestanding electric oven with 4-ring gas hob and an overhead extractor fan, stainless steel sink with mixer tap, space and plumbing for utility appliances, space for a fridge freezer, laminate flooring, a uPVC double-glazed window to the side and rear aspects and a uPVC door leading to the rear.

### First Floor Landing

Having a uPVC double-glazed window to the side aspect, carpeted, a storage cupboard with shelving, and a radiator. Access to the bedrooms and the bathroom.

### Bedroom 1

15' 1" x 11' 4" (4.59m x 3.45m)

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

### Bedroom 2

10' 9" x 9' 7" (3.27m x 2.92m)

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

### Bedroom 3

8' 4" x 7' 6" (2.54m x 2.28m)

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

### Bathroom

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

### Outside Front

Block paved driveway and a concrete driveway extending to the side of the property, providing ample off-street parking and leading to a garage.

### Garage

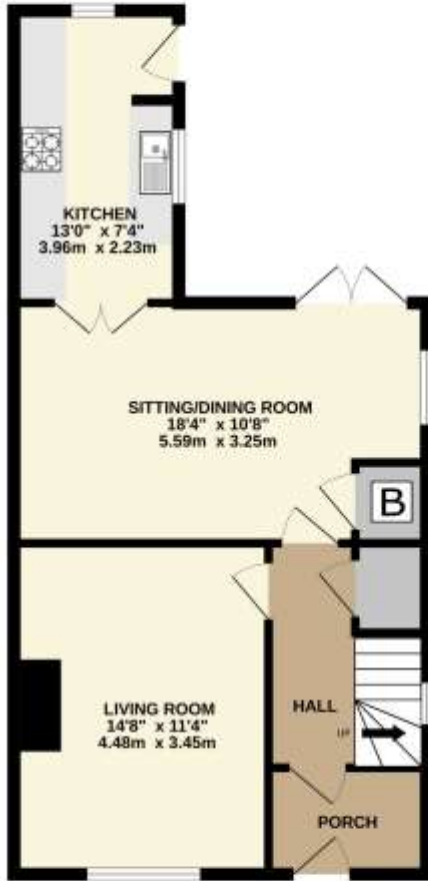
Having an up-and-over door.

### Outside Rear

Enclosed private garden, which has been well-maintained, is mostly laid to lawn and a patio seating area.



GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 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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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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