

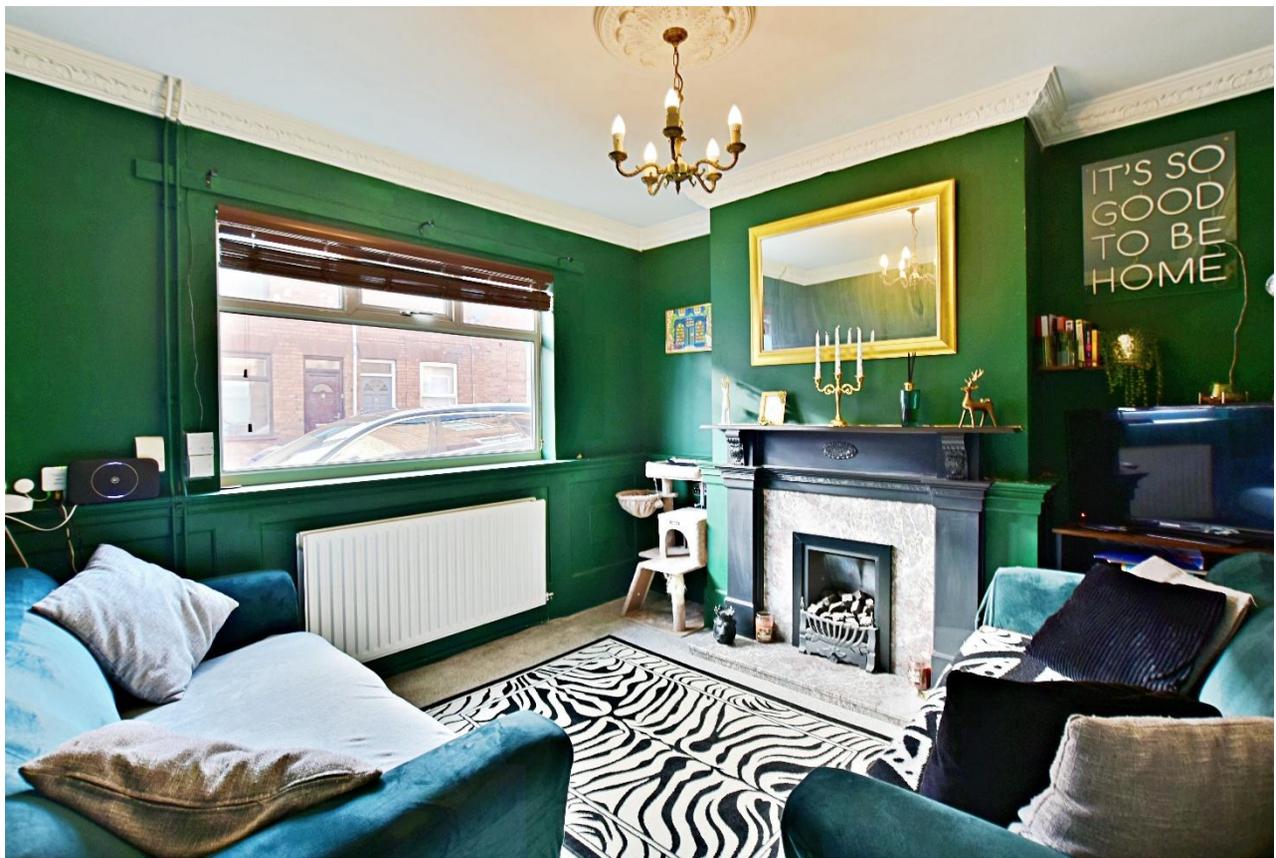


- Period Terraced Home
- 3 Bedrooms
- 3 Floors
- 2 Reception Rooms

- Upgraded Kitchen
- Landscaped Courtyard Garden
- Near to Lincoln Arboretun & Lincoln County Hospital
- City Centre Location

Florence Street, Monks Road, LN2 5LR
£145,000





Starkey&Brown are delighted to represent for sale this 3 bedroom period terrace with accommodation over 3 floors. The home is situated nearby to Lincoln County Hospital and the picturesque Lincoln Arboretun. Upon entering through a shared passageway, there is 2 reception rooms, a traditional lounge and dining room both with gas fireplaces. There is access into a recently updated shaker style kitchen with a range of integrated appliances and a lean to with space for a washing machine finished with patio doors leading onto the rear garden. Rising to the first floor is a master bedroom with built in wardrobes and window with shutters, a second bedroom and a three piece bathroom suite. Rising to the second floor is a bedroom currently utilised as a games room. Externally the home has a landscaped courtyard arrangement with a raised seating area with feature wood panelling and access to side passage. The local area surrounded by essential amenities which include schooling at primary level, a co-op foodstore, post office and a nearby pharmacy. There is also quick and easy access to Lincoln County Hospital which can be reached in 10 minutes and also a 10 minute walk into Lincolns High street and tourist attractions. For further details and viewing arrangements please contact Starkey&Brown on 01522845845. Freehold. Council tax band A.



Lounge

Having gas fireplace, uPVC double glazed window to the front aspect, single radiator and coved ceiling.

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)

Having a gas fireplace, uPVC double glazed window to the rear aspect, wood effect flooring, single radiator, understairs storage cupboard housing the utility meters and fuse box.

Kitchen

4' 8" x 9' 5" (1.42m x 2.87m)

Having a recently updated kitchen including eye and base level units with counter worktops and metro tile finish, a shaker style arrangement with integrated appliance such as oven with four ring hob and extractor hood over, fridge/freezer, sink and drainer unit and a wall mounted gas central heating boiler. There is also a uPVC double glazed window looking into the lean to and access via a uPVC double glazed door.



Lean To

4' 5" x 9' 4" (1.35m x 2.84m)

Having a window to the side aspect, patio door to the rear garden, powerpoint, base level storage units with space and plumbing for washing machine.

Master bedroom

9' 9" x 10' 9" (2.97m x 3.27m)

Having built in wardrobe, single radiator, uPVC double glazed window to the front aspect with shutters.



Bedroom 2

5' 1" x 8' 11" (1.55m x 2.72m)

Having uPVC double glazed window to the front aspect, single radiator and sliding door entrance.

Bathroom

5' 0" x 9' 1" (1.52m x 2.77m)

Having panelled bath with shower over, wall mounted hand wash basin unit and low level WC, coved ceiling, extractor unit, chrome heated hand towel rail, tiled floor and surround and a uPVC double glazed obscured window to the rear aspect.

Bedroom 3

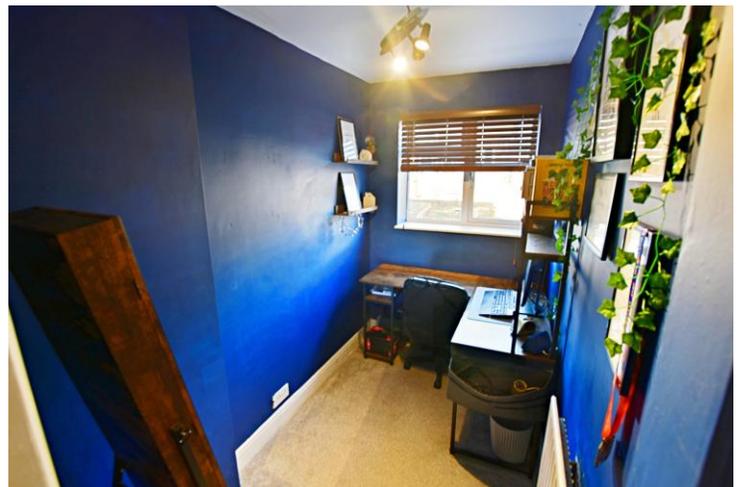
10' 10" x 10' 0" (3.30m x 3.05m)

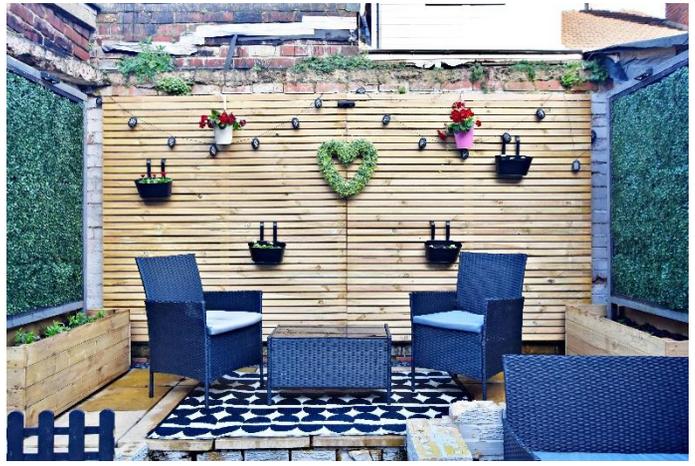
Having uPVC double glazed window to the rear aspect, single radiator, power socket and access to eaves storage.



Outside Rear

Having an enclosed garden which has a courtyard arrangement which has been landscaped by the current owner, a raised seating area and side access to the shared passageway.

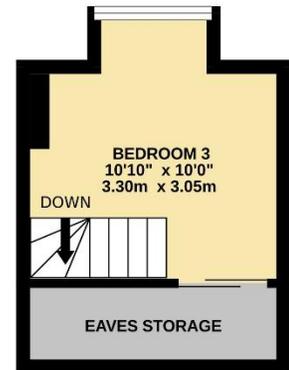
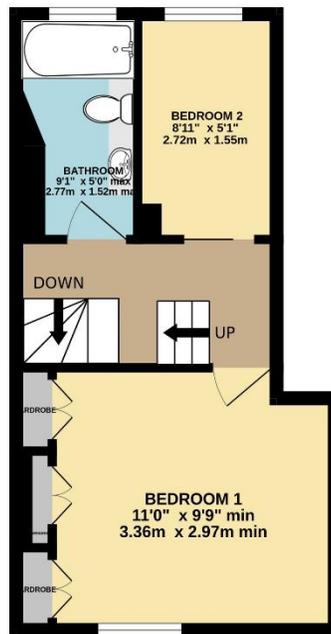
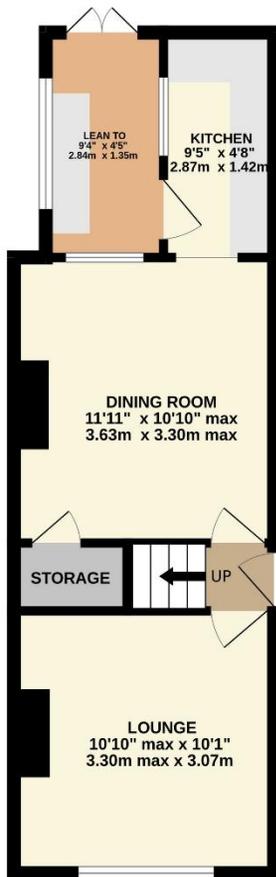




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.

2ND FLOOR
148 sq.ft. (13.7 sq.m.) approx.



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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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