



- Three Storey Town House
- Just Off Lincoln High Street
- Cathedral Views
- Two Double Bedrooms

- Lounge, Dining Room & Kitchen
- Integral Garage
- NO CHAIN!
- Call Today To View

Princess Street, Lincoln, LN5 7QL
£169,950





Starkey&Brown is pleased to offer for sale this spacious three-storey town house located within easy walking distance of Lincoln city centre. Accommodation to the ground floor briefly comprises a spacious kitchen, a lobby with stairs rising to the first floor, and an integral garage. To the first floor, there is a spacious landing area currently used as a dining room, a 14'2" lounge with a Juliette balcony to the front aspect, and a first-floor bathroom. On the second floor, there are two generous double bedrooms, including a master bedroom with views of Lincoln Cathedral. The property is being offered for sale with no chain. Call today to arrange a viewing. Council tax band: B. Freehold.



Kitchen

Having a uPVC front entrance door, a range of matching wall and base units, a single drainer stainless steel sink unit with mixer taps over and tiled splash back, built-in oven, hob and cooker hood, plumbing for a dishwasher, space for a full height fridge freezer, ceramic tiled floor, a radiator and a coved ceiling.

Inner Lobby

Having stairs rising to the first floor and a door leading to the garage.

Garage

16' 2" x 10' 11" (4.92m x 3.32m)

Being accessed from the rear and having an up-and-over door, power and light, an understairs storage cupboard with plumbing for a washing machine, and a door leading into the ground floor lobby area.

First Floor Landing/Dining Room

12' 4" max x 10' 8" max (3.76m x 3.25m)

Having a radiator, a coved ceiling, and stairs rising to the first floor.

Lounge

14' 2" x 10' 8" (4.31m x 3.25m)

Having a sliding patio door with a Juliette balcony to the front aspect, laminate wood effect flooring, a radiator, a dado rail, and a coved ceiling.

Bathroom

10' 8" x 6' 10" (3.25m x 2.08m)

Having a spacious four-piece suite comprising a tiled shower cubicle with a mains-fed shower, a corner panelled bath, a pedestal wash hand basin, a low-level WC, a ceramic tiled floor, a radiator and an extractor.

Second Floor Landing

Having an airing cupboard housing a hot water cylinder and access to the loft.

Bedroom 1

13' 10" to back of wardrobes x 10' 8" (4.21m x 3.25m)

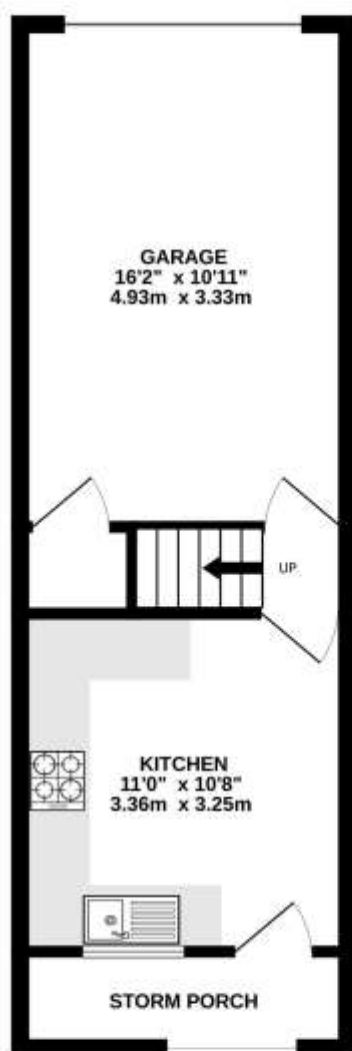
Having two windows to the front aspect with Cathedral views, fitted sliding door part mirrored wardrobes, a radiator, and a coved ceiling.

Bedroom 2

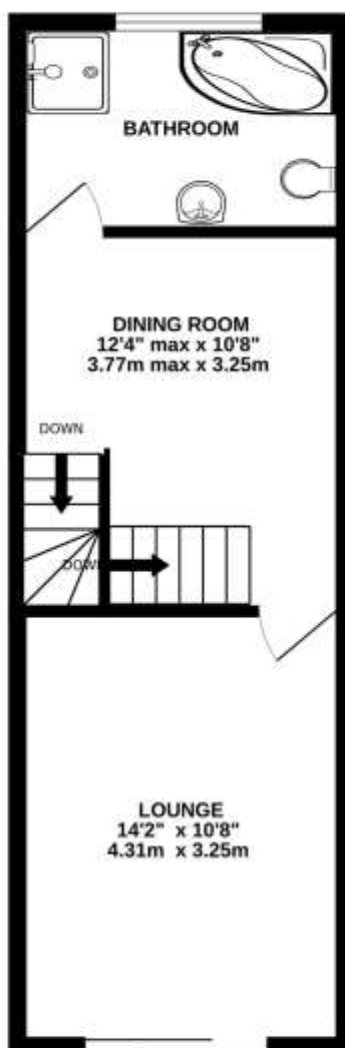
10' 9" x 10' 6" (3.27m x 3.20m)

Having a radiator and a coved ceiling.

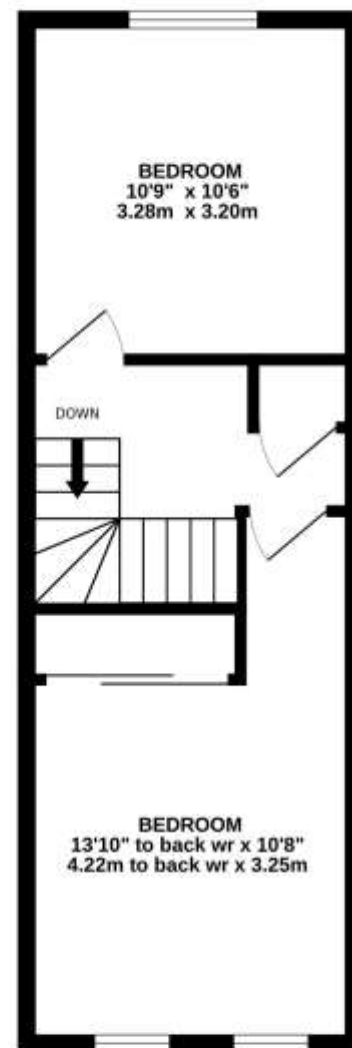




GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

TOTAL FLOOR AREA: 1066 sq.ft. (99.1 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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