



- Modern Townhouse
- Well-Presented Throughout
- Lounge & Kitchen Diner With Juliet Balcony
- Enclosed Rear Garden
- Four Bedrooms & Additional Family Room
- WC, Family Bathroom & En-Suite
- Driveway Parking
- Cul-De-Sac Position

Spire Close, Lincoln, LN1 3QE
£235,000





Starkey&Brown are delighted to offer for sale this exceptionally well-presented four-bedroom mid-townhouse, tucked away within a peaceful cul-de-sac on the popular Spire Close development in Lincoln. Having been owned from new by the current owners, this spacious and versatile home has been meticulously maintained throughout, offering flexible accommodation over three floors, making it an ideal purchase for growing families. The accommodation briefly comprises a welcoming entrance hall leading to a versatile family room, created from the former garage, which could equally be utilised as a home office, hobby room, snug or potential fifth bedroom depending on the buyer's requirements. There is also a generous ground floor bedroom with French doors opening onto the rear garden, together with a practical utility room and a convenient ground floor WC. To the first floor is an impressive lounge, enjoying a Juliet balcony overlooking the rear aspect, creating a bright and relaxing living space. There is also a spacious kitchen/diner, benefitting from its own Juliet balcony to the front aspect, offering a fantastic sociable environment for everyday family living and entertaining. The second floor provides three further well-proportioned bedrooms, with the master bedroom benefitting from built-in storage and an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, to the rear, the property enjoys a private enclosed garden, providing an ideal outdoor space for relaxing and entertaining. To the front there is driveway parking, offering convenient off-street parking. Further benefits include gas central heating and full uPVC double glazing throughout. Spire Close enjoys a quiet cul-de-sac position while remaining within easy reach of an excellent range of local amenities including supermarkets, schools, doctors' surgeries, leisure facilities and regular transport links into Lincoln city centre. The property also benefits from convenient access to the A46 bypass and Lincoln's wider road network, making it an ideal location for commuters and families alike. Council tax band: B. Freehold.



Entrance Hall

Featuring a staircase to the first floor, laminate flooring, a radiator, and an under-stairs storage cupboard. Access to:

Family Room

15' 7" x 8' 6" (4.75m x 2.59m)

A uPVC double-glazed window to the front aspect, laminate flooring, and a radiator.

Bedroom 4

10' 3" x 8' 6" (3.12m x 2.59m)

Having uPVC French doors leading to the rear garden, laminate flooring, and a radiator.

Utility Room

Matching base and wall units, stainless steel sink with mixer tap, space and plumbing for utility appliances, serviced boiler, laminate flooring, and a door leading to the rear.

WC

Low-level WC, wash hand basin with vanity storage, laminate flooring, and a radiator.

First Floor Landing

Having a uPVC double-glazed window to the front aspect, a staircase to the second floor, carpet flooring, and a radiator.

Living Room

15' 10" x 10' 3" (4.82m x 3.12m)

A uPVC double-glazed window to the rear, a Juliet balcony to the rear, carpet flooring, and a radiator.

Kitchen/Diner

15' 7" x 8' 6" (4.75m x 2.59m)

Range of matching base and wall units with countertops, integrated electric oven with a four-ring electric hob and overhead extractor fan. Space and plumbing for a fridge/freezer, stainless steel sink with mixer tap, cabinet downlights, tiled flooring, Juliet balcony to the front aspect, and a radiator.

Second Floor Landing

Carpet flooring, storage cupboard, and loft access.

Bedroom 1

13' 2" x 8' 10" (4.01m x 2.69m)

A uPVC double-glazed window to the rear, carpet flooring, a radiator, and built-in wardrobes. Access to:

En-Suite

Three-piece suite comprising a low-level WC, wash hand basin, and walk-in shower cubicle. Partially tiled walls and a radiator.

Bedroom 2

9' 3" x 8' 10" (2.82m x 2.69m)

A uPVC double-glazed window to the front aspect, carpet flooring, and a radiator.

Bedroom 3

10' 2" x 6' 11" (3.10m x 2.11m)

A uPVC double-glazed window to the rear, carpet flooring, and a radiator.

Bathroom

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

Outside Front

Tarmac driveway and a paved walkway path leading to the front entrance.

Outside Rear

Mostly laid to lawn with a patio seating area, fully fenced perimeter, timber-built shed, exterior lighting, and an outside tap.

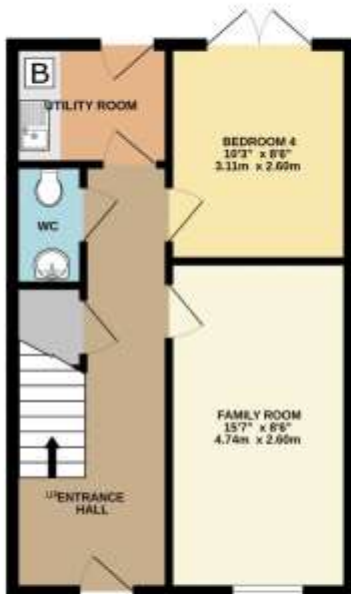
Agents Note

There is a local maintenance charge of approximately £150 per annum, payable in three installments throughout the year.





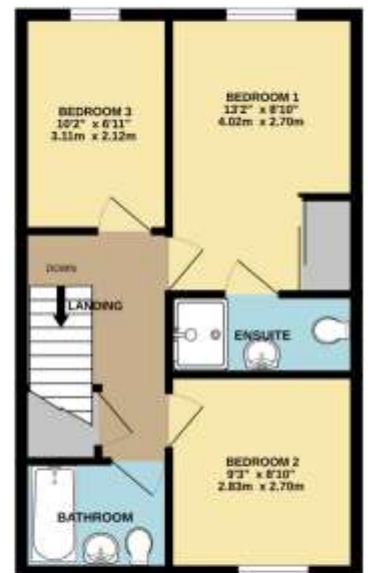
GROUND FLOOR
430 sq.ft. (39.1 sq.m.) approx.



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



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 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 areas 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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