



- No Onward Chain
- Large Rear Garden
- Mid Terrace House
- Two Bedrooms

- Lounge & Conservatory
- Breakfast Kitchen
- One Owner Since 1956
- Call Today To View!

Minting Close, Lincoln, LN1 3TD
Offers In Region Of £140,000



For sale with no onward chain is this mid-terraced property with an impressive rear garden. Having a wrap-around plot from side to the rear. The rear garden is non-overlooked and backs onto Yarborough playing fields. The home itself is well-presented throughout and has been owned since the property was built in 1956 by the same owner. Ground floor accommodation comprises of a breakfast kitchen, a lounge and a conservatory. Whilst having a useful passageway blending internal and external access. Rising to the first floor are two generous bedrooms with the master bedroom measuring 10'8" x 14'10" having built-in wardrobes and dual aspect views over the rear garden. The first floor is completed by a shower room which also provides access to the loft and a modern gas combination boiler located in bedroom two. Further benefits of the property includes gas central heating and uPVC double-glazing throughout and is in good order in need of some modernisation. Whilst it has been lovingly maintained over a number of years. The external space is the main highlight of the home with a beautifully presented garden which is larger than average in size, non-overlooked and enjoys the sun throughout the day. Located nearby to local essential amenities in the northern outskirts of Lincoln, a regular bus service to and from Lincoln city centre. For further details and viewing request please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Porch

Having a uPVC front door entry to the front aspect, internal access into the passageway, and the entrance hall.

Entrance Hall

A uPVC double-glazed window to the front aspect, stairs rising to the first floor, access to the lounge and the kitchen.

Lounge

10' 8" x 14' 10" (3.25m x 4.52m)

Having a uPVC double-glazed window to the side aspect with views over the garden, a radiator, and a gas fireplace. Modern patio doors leading into:

Conservatory

9' 1" x 8' 9" (2.77m x 2.66m)

Being of uPVC construction and uPVC surround, external door leading onto the rear garden, power, and carpeted.

Breakfast Kitchen

9' 6" x 12' 4" (2.89m x 3.76m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, a sink and drainer unit, a uPVC double-glazed window to the rear aspect, and dining space for breakfast and dining. Understairs storage cupboard housing the meters and consumer unit. Access to a kitchen pantry cupboard with shelving. Access to:

Passageway

15' 7" x 4' 1" (4.75m x 1.24m)

Provides internal and external access, storage, and power points.

First Floor Landing

6' 1" x 4' 5" (1.85m x 1.35m)

Having a uPVC double-glazed window to the rear aspect. Access to the bedrooms and the bathroom.

Bedroom 1

14' 10" x 10' 8" (4.52m x 3.25m)

Having a uPVC double-glazed window to the rear and side aspects, a radiator, built-in wardrobes, and overbed storage with a matching dressing table.

Bedroom 2

9' 11" x 10' 1" max (77" min) (3.02m x 3.07m)

Having a radiator, a uPVC double-glazed window to the front aspect, a built-in wardrobe, and a storage cupboard housing the gas combination boiler.

Shower Room

6' 11" x 6' 11" (2.11m x 2.11m)

Shower cubicle, a low-level WC, pedestal hand wash basin unit, a uPVC double-glazed obscured window to the rear aspect. Loft access with a ladder and is heavily insulated.

Outside Rear

Wrap-around garden from the rear to the side. Non-overlooked and backing onto Yarborough playing fields. Arranged with a selection of mature flowerbeds. A timber-built garden shed and a greenhouse, a patio area, an old coal store with power (previously having a freezer).

Outside Front

Pathway access to the front door entrance.





GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

While 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 misstatement. 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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