



- Charming Semi-Detached House
- Three Bedrooms & Two Bathrooms
- Open Plan Kitchen Diner
- 16'7" X 16'2" Lounge

- Downstairs WC & Utility Room
- Non-Overlooked Rear Garden
- Allocated Parking
- 30 Minute Walk Into Lincoln City Centre

Carram Close, St. George's Park, LN1 1EP  
£240,000





Located to the western outskirts of Lincoln city centre is this charming semi-detached house. Situated in the St. George development. Carram Close provides easy and quick access to local amenities as well as the A46 bypass. The home itself comes with three bedrooms and two bathrooms with accommodation over two floors. Upon entering the property through the welcoming entrance porch this leads to 16'7" x 16'2" lounge which has an open diner with understairs storage cupboard and access into the kitchen diner with integrated appliances, access to a downstairs WC and a utility room. The kitchen diner provides space for cooking, dining and entertaining whilst having French doors leading onto the rear garden. The utility room provides space for laundry appliances and access onto the rear garden. Rising to the first floor are three bedrooms with the master bedroom featuring built-in wardrobe, airing cupboard and access to it's own en-suite shower room. Bedroom two measuring 8'11" x 8'3" and a single third bedroom measuring 8'3" x 6'9". All bedrooms benefit from the use of a three-piece family bathroom suite and a landing space which provides loft access. To the rear of the property there is a non-overlooked garden being mostly laid to lawn with a paved seating area - perfect for entertaining and relaxing with guests. The front of the property comes with allocated parking in a shared parking space. Carram Close is situated a short 30 minutes walk from Lincoln city centre with all the amenities, schooling at primary and secondary levels and historic landmarks and a regular bus service. For further details and viewing requests please contact Starkey&Brown. Council tax band: B. Freehold.



### Entrance Porch

Front door entry to the front aspect with a uPVC double-glazed window, tiled flooring, inner door, and inner window pane leading to:

### Lounge

16' 7" x 16' 2" max (5.05m x 4.92m)

Gas fireplace, a radiator, stairs rising to the first floor, an understairs storage cupboard, and a uPVC double-glazed window to the front aspect. Opening to:

### Dining Room

8' 4" max x 8' 0" min (2.54m x 2.44m)

French doors to the rear aspect and a radiator. Opening to the kitchen area and downstairs WC.

### Downstairs WC

5' 3" x 3' 0" (1.60m x 0.91m)

Low-level WC, a pedestal hand wash basin unit, a radiator, and a tiled floor.

### Kitchen Area

8' 0" x 9' 1" max (2.44m x 2.77m)

Range of base and eye level units with counter worktops, space and plumbing for appliances, a fridge freezer, tiled floor, and a uPVC double-glazed obscured window to the side aspect, 4-ring hob, and an integrated oven. Access to:

### Utility room

5' 10" x 6' 6" (1.78m x 1.98m)

A range of base and eye-level units, space and plumbing for white goods, sink and drainer units, a uPVC double-glazed window to the rear aspect, an external door to the side aspect, a wall-mounted Ideal combination boiler, tiled flooring, and a radiator.

### First Floor Landing

Radiator, loft access, access to the bedrooms, and the bathroom.

### Master Bedroom

12' 8" max x 10' 5" min (3.86m x 3.17m)

Having a uPVC double-glazed window to the front aspect, a built-in wardrobe, and access to the airing cupboard. Access to:

### En-Suite Shower Room

6' 3" x 5' 2" (1.90m x 1.57m)

Corner shower cubicle, a low-level WC, pedestal hand wash basin unit, an extractor unit, a radiator, and tiled flooring.

### Bedroom 2

8' 11" x 8' 3" (2.72m x 2.51m)

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

### Bedroom 3

6' 9" x 8' 3" (2.06m x 2.51m)

Having a uPVC double-glazed window to the rear aspect, featuring wood panelling and a radiator.

### Family Bathroom

6' 0" x 5' 6" (1.83m x 1.68m)

Having a low-level WC, pedestal hand wash basin unit, bath tub with classical rainfall showerhead over, tiled flooring and wall surround, an extractor unit, and a uPVC double-glazed obscured window to the side aspect.

### Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn with a paved seating area and an external water source.

### Outside Front

Allocated parking in a shared parking space. Access to the front entrance.

### Agents Note

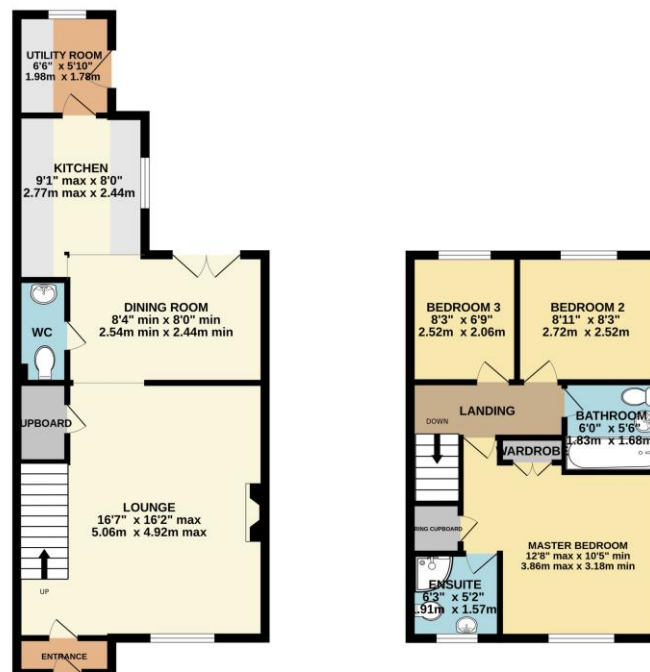
Starkey&Brown has been informed by the seller. There is a service/maintenance charge of £23 per calendar month.





GROUND FLOOR

1ST FLOOR



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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)

