



- Well-Presented Home
- Lounge/Diner
- Single Garage & Parking
- Family Home

- Three Bedrooms
- Private Enclosed Garden
- Popular Residential Area
- Call Today To View!

Rolleston Close, Lincoln, LN2 2EY
£185,000





Starkey&Brown is delighted to present this well-presented three-bedroom end-terraced property positioned on Rolleston Close within this highly popular residential area of Lincoln. The property offers well-presented living throughout and is a fantastic home for first-time buyers, families or investors. Accommodation briefly comprises a welcoming entrance hall leading into a very generous lounge diner creating a perfect reception space for everyday living and entertainment with French doors leading out to the rear garden. A fitted kitchen completed with integrated appliances, with further French doors leading out to the side. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom suite. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Externally, the current owners have thoughtfully landscaped the garden and created a private and enclosed space for relaxing and entertainment. To the side of the property, there is a single garage with ample driveway and space available to the front and an additional shed. Rolleston Close is located near a range of local amenities including shops, schools, 20 minute walk from Lincoln Bailgate and great access to the A46 bypass. Council tax band: A. Freehold.



Newly fitted uPVC composite door leading into:

Entrance Hall

Tiled flooring, an understairs storage cupboard, a vertical radiator, and a staircase to the first floor. Leading to:

Lounge/Diner

20' 4" x 11' 2" (6.19m x 3.40m)

Having a uPVC double-glazed window to the front aspect, French doors leading to the rear with adjacent double-glazed windows, carpeted, a vertical radiator, and LED lights controlled by Alexa.

Kitchen

11' 8" x 11' 2" (3.55m x 3.40m)

Having a range of matching base and wall units with countertops, an electric oven with 4-ring electric hob and overhead extractor fan, a stainless steel sink with mixer tap, integrated dishwasher, integrated fridge freezer, space and plumbing for a washing machine, tiled flooring, a wall-mounted boiler, a storage cupboard, tiled splashback, a uPVC double-glazed window to the rear and French doors leading to the rear.

First Floor Landing

Having a uPVC double-glazed window to the side aspect, carpeted, and a storage cupboard. Access to the bedrooms and the family bathroom.

Bedroom 1

12' 1" x 11' 4" (3.68m x 3.45m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, fitted wardrobes and storage, and LED lighting controlled by Alexa.

Bedroom 2

11' 4" x 8' 9" (3.45m x 2.66m)

Having a uPVC double-glazed window to the side aspect, carpeted, a radiator, a fitted storage cupboard, and LED lighting controlled by Alexa.

Bedroom 3

8' 7" x 8' 4" (2.61m x 2.54m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Family Bathroom

Three-piece suite comprising a panelled bath with overhead shower, a low-level WC, a wash hand basin with understorage, a frosted double-glazed window to the front aspect, tiled walls, laminate flooring and a chrome towel rail.

Outside Front

Hedged borders and footpath leading to the front door.

Side

Garage with an up-and-over door, a concrete driveway with parking for multiple vehicles, and an additional shed for storage (9' 3" x 4' 10" (2.82m x 1.47m).

Outside Rear

Thoughtfully private and enclosed, landscaped and mostly laid to lawn with a patio seating area and an artificial turf seating area, a variety of flowers, plants, and hedges, composite decking with hot tub (available by separate negotiation).





GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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