

Buy. Sell. Rent. Let.



Monks Road, Lincoln



3



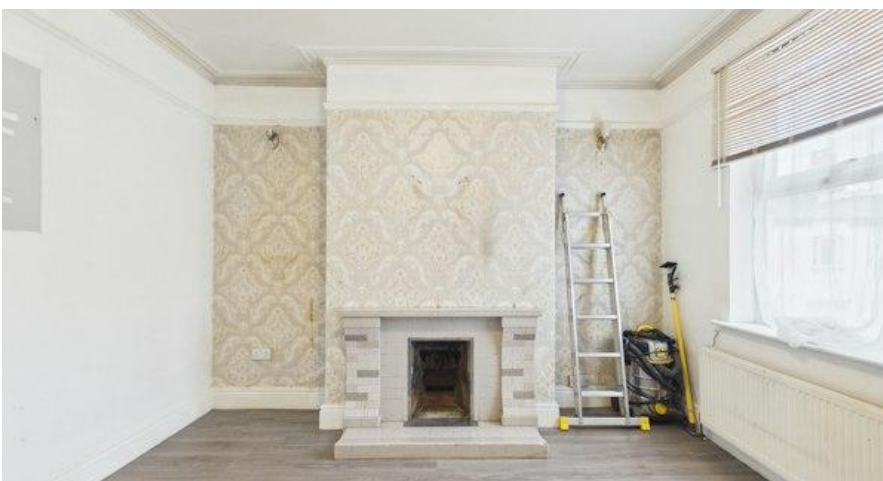
2



2

When it comes to
property it must be


lovelle



Asking Price £149,950



A spacious three-bedroom property arranged over three floors, offering approximately 1,130 sq. ft of accommodation with two reception rooms, two bathrooms and two basement rooms. Offering considerable scope for improvement, this property is an exciting opportunity for investors and buyers looking for a project with genuine potential.

Key Features

- Three-Bedroom Property
- Three Storey Accommodation
- Two Reception Rooms
- Ideal For Investors
- Two-Room Basement
- Spacious Kitchen
- Potential for Further Development
- Popular Monks Road Position
- Period Bay-Fronted Living Room
- Scope to Reconfigure & Improve





Offering approximately 1,130 sq. ft of accommodation arranged over three floors, this spacious three-bedroom property presents an exciting opportunity for buyers looking for a property with genuine potential.

The accommodation is arranged across three levels and offers a versatile layout, with the first floor comprising a welcoming bay-fronted living room, separate dining room and a generous kitchen. The two reception rooms provide excellent flexibility for modern living, while the kitchen offers scope for improvement and modernisation to suit individual requirements.

The second floor provides three bedrooms and two bathrooms, including a particularly spacious principal bedroom. The accommodation could work well for a family, professional household or those looking for additional rooms for guests, working from home or other uses.

A particularly appealing aspect of the property is the two-room basement, providing a significant amount of additional space. The larger basement room is generously proportioned, with the second room providing further useful accommodation. This additional space creates considerable flexibility and could be of particular interest to buyers looking to maximise the property's potential, subject to the necessary permissions and consents.

The property is likely to appeal to investors and buyers seeking a project, offering the opportunity to modernise, improve and potentially add value over time. Its substantial accommodation, versatile three-storey layout and additional basement space provide an excellent foundation for those looking to put their own stamp on a property.

For owner-occupiers, the property offers the opportunity to create a spacious and individual home, while investors may find the combination of three bedrooms, two reception rooms, two bathrooms and substantial basement accommodation particularly attractive.

Overall, Monks Road represents a property with considerable potential, offering generous accommodation and plenty of scope for improvement. Early viewing is highly recommended to fully appreciate the size, layout and possibilities this property has to offer.

Entrance Hallway

3.63m x 4.58m (11'11" x 15'0")

A welcoming entrance area providing access through the property and connecting the main accommodation with the basement.

Basement Room One

3.63m x 4.58m (11'11" x 15'0")

A substantial basement room offering a generous amount of additional space and excellent flexibility for a variety of uses, subject to any necessary consents.

Basement Room Two

2.73m x 2.44m (9'0" x 8'0")

A further basement room providing useful additional space, with potential for storage, hobbies or alternative uses.

First Floor Landing

3.53m x 0.91m (11'7" x 3'0")

A central landing providing access to the first-floor accommodation and staircase to the upper floor.

Living Room

3.32m x 3.17m (10'11" x 10'5")

A well-proportioned living space positioned to the front of the property, featuring a bay window that provides character and natural light.

Dining Room

3.59m x 3.63m (11'10" x 11'11")

A generous second reception room offering an ideal space for dining and entertaining, while also providing flexibility for alternative uses.

Kitchen

4.49m x 2.44m (14'8" x 8'0")

A spacious kitchen with plenty of room for a range of units and appliances, offering scope for updating to suit individual requirements.

Second Floor Landing

3.49m x 0.73m (11'6" x 2'5")

A useful upper-floor landing providing access to all three bedrooms and both bathrooms.

Bedroom One

3.31m x 4.51m (10'11" x 14'10")

A generously proportioned principal bedroom with ample space for a double bed and additional bedroom furniture.

Bedroom Two

2.47m x 2.85m (8'1" x 9'5")

A well-proportioned second bedroom offering comfortable accommodation and flexibility for furniture placement.

Bedroom Three

2.67m x 2.43m (8'10" x 8'0")

A versatile third bedroom which could also lend itself to use as a home office, guest room or additional living space.

Bathroom One

2.01m x 1.86m (6'7" x 6'1")

A practical bathroom serving the upper-floor accommodation.

Bathroom Two

1.99m x 1.52m (6'6" x 5'0")

A second bathroom providing additional convenience and flexibility for the household.

Outside

A fully enclosed, paved rear yard bordered by brick walls, offering a private outdoor space with potential for landscaping and improvement. The existing hardstanding provides a practical base, with scope to create a more attractive and functional garden or entertaining area.

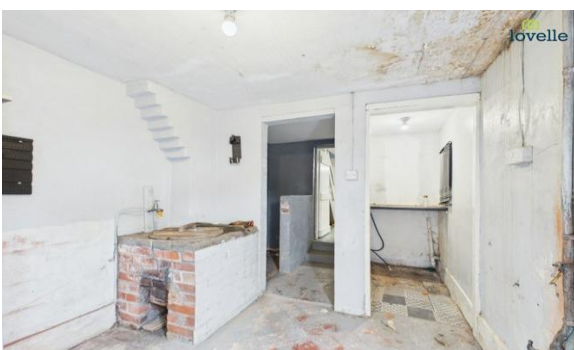
Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: -

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

When it comes to **property**
it must be

lovelle

01522 305605

lincoln@lovelle.co.uk

