



- Well-Presented Terraced House
- Two Bedrooms
- Large First Floor Bathroom
- Lounge & Separate Dining Room

- Kitchen
- Garden To Rear
- Ideal First Time Buy
- Chain Free

Boundary Street, Lincoln, LN5 8NJ  
Offers Over £135,500





Situated on Boundary Street in the Bracebridge area of Lincoln. Starkey&Brown are pleased to offer for sale this well-presented mid-terrace house. Accommodation comprises of a lounge, a dining room and a kitchen to the ground floor. Whilst the first floor has two bedrooms and a large bathroom. Outside the property has a rear garden. Additional benefits include extensive uPVC double-glazing and gas fired central heating system. We are advised by the vendor that the property is to be offered chain free. Call today to view. Council tax band. Freehold.

### Lounge

11' 2" x 10' 3" (3.40m x 3.12m)

A uPVC window to the front aspect, a double radiator, and a gas fire.

### Internal Hallway

Door to a shared passage and stairs rising to the first floor.

### Dining Room

11' 10" x 11' 5" (3.60m x 3.48m)

Understairs storage space and a uPVC window. Archway through to:

### Kitchen

10' 4" x 7' 0" (3.15m x 2.13m)

A range of wall and base units, rolled edge work surfaces incorporating cupboards and drawers, a built-in appliance including an electric oven, a 4-ring gas hob and an extractor hood, a single sink with a single drainer unit, a uPVC window and a door leading to the rear garden.

### First Floor Landing

Access to the loft with a pull-down ladder.

### Bedroom 1

11' 2" x 10' 1" (3.40m x 3.07m)

A uPVC window to the front aspect, a double radiator, and a storage cupboard.

### Bedroom 2

9' 3" x 7' 7" (2.82m x 2.31m)

A uPVC window overlooking the rear garden and a single radiator.

### Bathroom

13' 3" x 6' 8" (4.04m x 2.03m)

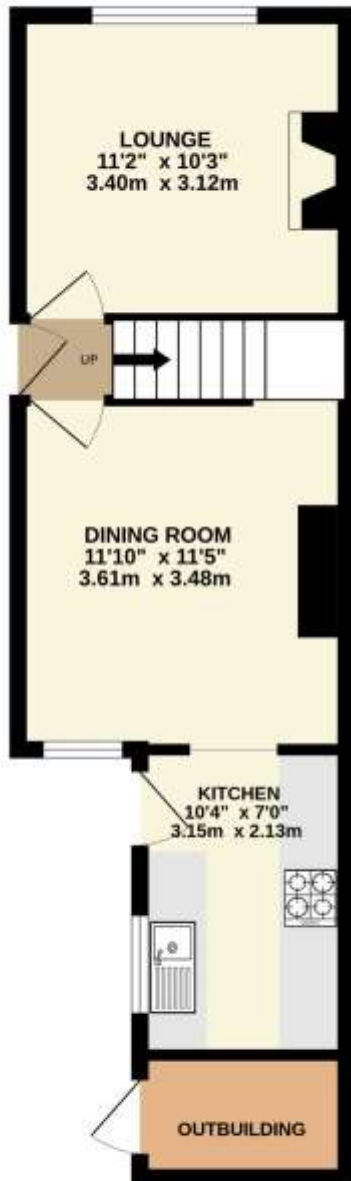
Three-piece suite comprising a bath, a wash hand basin, a low-level flush WC, and a uPVC window, a cupboard housing a combination condensing heating boiler.

### Outside Rear

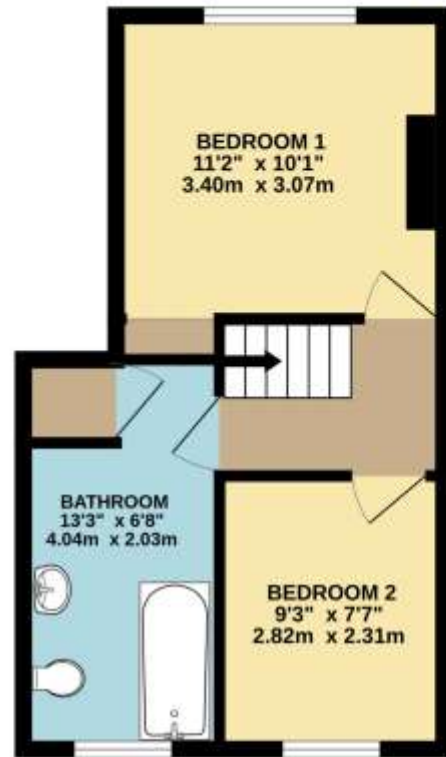
A patio area, predominantly laid to lawn with a fenced surround.



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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 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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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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