



- Period Bay Fronted Terrace
- Two Double Bedrooms
- Dining Room & Bay Fronted Lounge
- First Floor Four Piece Bathroom

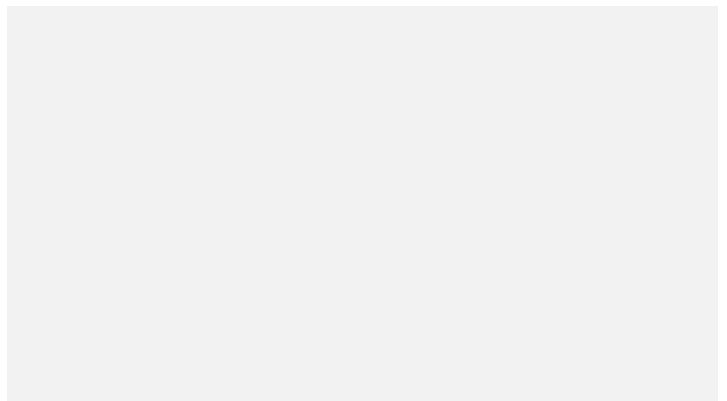
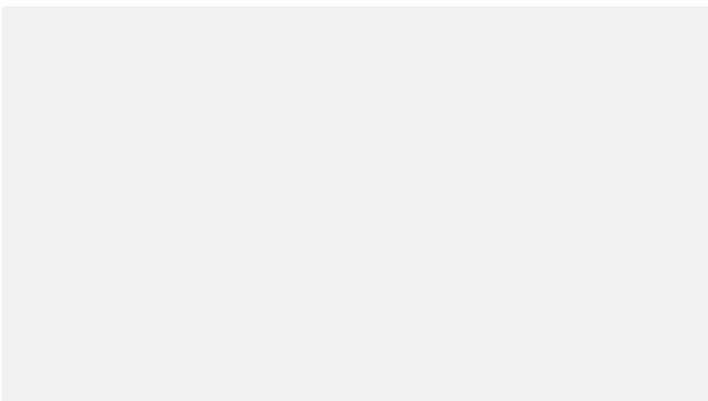
- Enclosed Courtyard With Outbuilding
- Close To Lincoln County Hospital
- City Centre Location
- Council Tax Band: A

Frederick Street, Lincoln, LN2 5NL
£149,950





Starkey & Brown is delighted to offer for sale this charming, bay-fronted period property, built in the early 20th century and positioned in a highly convenient city location. Spanning two floors, this ideal first-time buy or investment home boasts well-appointed accommodation throughout. The ground floor opens into an entrance hall, immediately leading to two distinct reception rooms: a bright, bay-fronted lounge and a separate dining room measuring an impressive 11'7" x 12'1". The dining room provides quick and convenient access to a stylish kitchen, finished with a range of shaker-style base and eye-level units, integrated appliances, and a dual-aspect view over the courtyard. Rising to the first floor, you will find two excellent double bedrooms. Bedroom two offers practical ladder access to a boarded loft space, perfect for extra storage. The first floor is completed by a comprehensive, four-piece family bathroom suite, which also houses a fully and regularly serviced gas central heating boiler. Externally, the property enjoys a low-maintenance, walled rear courtyard garden which is perfect for outdoor entertaining. A standout feature is the brick-built outbuilding, offering fantastic conversion potential for anyone looking to create a dedicated home office, gym, or workshop. Situated within the popular Monk's Abbey area of Lincoln City Centre, just east of the High Street, the property is perfectly placed for easy access to Lincoln County Hospital and the picturesque Lincoln Arboretum. The local amenities are excellent, with regular bus services, pharmacies, a post office, local convenience stores, a well-regarded primary school, and a highly sought-after nursery all within easy reach. Viewing is highly recommended to appreciate the space and potential on offer. For further details or to arrange a viewing request, please contact Starkey & Brown. Council tax band: A. Freehold.



Entrance Hall

Accessed via a shared side passageway (shared between numbers 19 and 21), which also provides direct access to the rear garden. The entrance hall features stairs rising to the first-floor landing and provides immediate access to both the lounge and dining room.

Lounge

12' 1" x 11' 7" (3.68m x 3.53m)

Featuring a uPVC double-glazed bay window to the front aspect, allowing for plenty of natural light. Includes alcove shelving and two radiators.

Dining Room

11' 7" x 12' 1" (3.53m x 3.68m)

With a uPVC double-glazed window to the rear aspect, a single radiator, and built-in alcove storage. Offers access to a useful under-stairs storage cupboard housing the electric meter and fuse box. Doorway leads through to:

Kitchen

10' 11" x 6' 11" (3.32m x 2.11m)

Fitted with a range of base and eye-level units with complementary counter worktops. Features an integrated hob with an extractor hood over, a fitted double oven, a sink and drainer unit, and space and plumbing for a washing machine. Enjoying a bright dual-aspect with uPVC double-glazed windows to both the side and rear, and a uPVC external door to the side aspect leading out to the garden.

First Floor Landing

Giving access to both double bedrooms and the family bathroom.

Bedroom 1

11' 7" x 11' 8" (3.53m x 3.55m)

A spacious double bedroom with a uPVC double-glazed window to the rear aspect, a single radiator, and ample space for wardrobes.

Bedroom 2

10' 6" x 11' 9" (3.20m x 3.58m)

With a uPVC double-glazed windows to the front aspect, a single radiator, and a built-in wardrobe. This room also features access to the loft space via a pull-down ladder. The loft is boarded and insulated.

Family Bathroom

10' 11" x 6' 11" (3.32m x 2.11m)

A generous four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC, and a pedestal wash hand basin. Includes a single radiator, an obscured window to the rear aspect, and houses the gas central heating boiler (approximately 10 years old, benefit of a full annual service history, and in full working order).

Front

A low-maintenance front yard with a dwarf wall perimeter, presenting a classic bay-fronted facade and access to the shared side passageway.

Rear Garden & Outbuilding

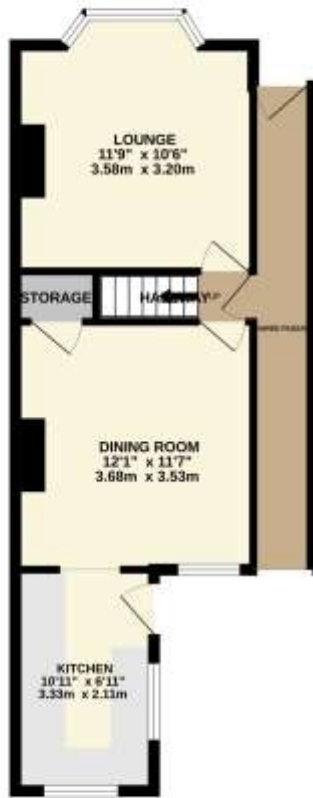
An enclosed, low-maintenance rear courtyard traditional of this era, featuring walled perimeters and a paved layout ideal for socializing and entertaining. The garden benefits from a brick-built outbuilding, offering excellent potential for further development into a home office, home gym, or workshop.





GROUND FLOOR
453 sq ft (41.9 sq.m.) approx.

1ST FLOOR
418 sq ft (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq ft (80.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The purchaser's solicitor should check the actual measurements and to guarantee as to their accuracy or otherwise can be given. Home and Mortgage Centre.

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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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