



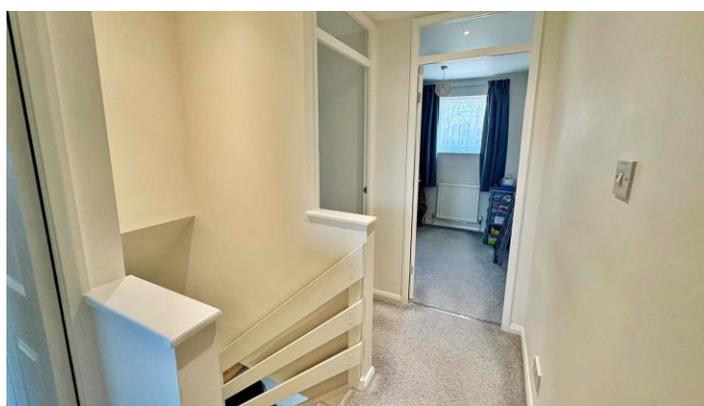
- Semi-Detached House
- Modern Throughout
- Kitchen/Diner
- Sought After Location
- Three Bedrooms
- Driveway Parking
- Private Rear Garden
- Call Today To View

Lindholme Road, Lincoln, LN6 3RQ  
£200,000





Starkey&Brown is delighted to offer for sale this well-presented three-bedroom semi-detached property positioned on Lindholme Road within the popular residential area in Birchwood. The property comprises well-maintained living throughout and would make an ideal purchase for first-time buyers, families, or investors. Accommodation briefly comprises a porch leading into a comfortable living room, a modern kitchen/diner with French doors leading to the rear - providing a great space for living and entertaining. Rising to the first floor are two-double bedrooms, a further single bedroom, and a modern three-piece bathroom suite. Externally, the property has a private rear garden, being mostly laid to lawn - creating a pleasant outdoor space. To the front of the property, there is a driveway providing off-street parking. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Lindholme Road is conveniently located near a range of local amenities, including shops, schools, regular transport links to Lincoln city centre, and easy access to the Lincoln bypass. Council tax band: B. Freehold.



## uPVC composite door leading to:

### Porch

Carpeted and a storage cupboard. Further door leading to:

### Living Room

15' 0" x 14' 1" (4.57m x 4.29m)

A uPVC double-glazed window to the front aspect, carpeted, a radiator, and a staircase to the first floor. Open access to:

### Kitchen/Diner

15' 0" x 9' 11" (4.57m x 3.02m)

### Kitchen Area

Having a range of wall and base units with countertops, a stainless steel sink with mixer tap, a 4-ring gas hob with an overhead extractor fan, an integrated double oven, space for a fridge freezer, space and plumbing for a washing machine, laminate flooring, and a uPVC double-glazed window to the rear.

### Dining Area

Having laminate flooring, French doors leading to the rear aspect, a radiator, and LED lighting.

### First Floor Landing

Carpeted and loft access. Access to bedrooms and the family bathroom.

### Bedroom 1

12' 7" x 10' 3" (3.83m x 3.12m)

A uPVC double-glazed window to the front aspect, carpeted, a coved ceiling, and a radiator.

### Bedroom 2

11' 4" x 10' 3" (3.45m x 3.12m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a coved ceiling, and a radiator.

### Bedroom 3

8' 2" x 6' 8" (2.49m x 2.03m)

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

### Family Bathroom

7' 0" x 6' 8" (2.13m x 2.03m)

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

### Outside Front

Tarmac driveway, extending to the side. Side access to the rear garden.

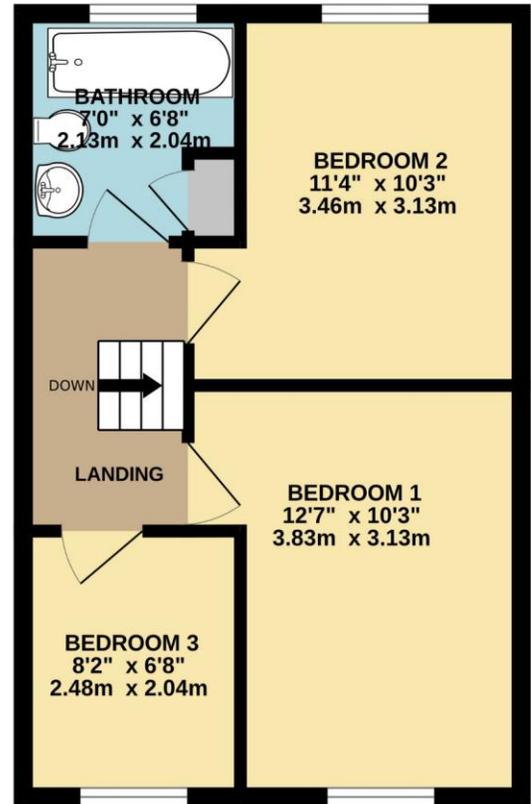
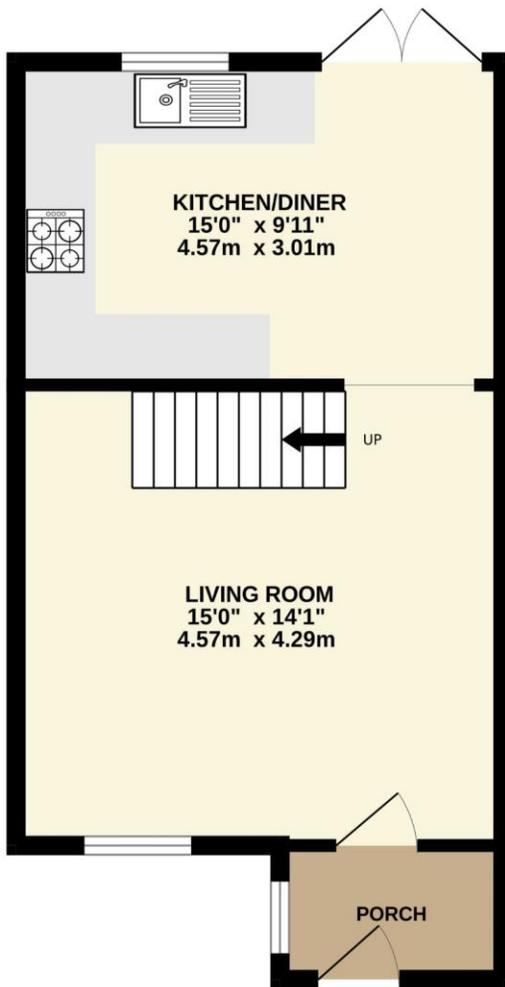
### Outside Rear

Fully fenced surround, a lawned area, stone gravelling, and a timber-built shed.



GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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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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