



- Terraced Home
- Well-Presented Throughout
- Recently Renovated
- Sold With No Onward Chain
- Two Bedrooms Former Three Bedrooms
- Two Bathrooms
- Close Proximity To South Park
- Prefect Investment/First Time Purchase

Shakespeare Street, Lincoln, LN5 8JS
£159,000





Starkey&Brown are delighted to offer for sale this thoughtfully upgraded two-bedroom terrace home, formerly arranged as a three-bedroom property, ideally positioned on Shakespeare Street in Lincoln. Offered for sale with the added benefit of no onward chain, this well-presented home has been improved by the current owners and offers flexible living in a highly convenient location. The accommodation briefly comprises a comfortable living room, followed by a separate dining room providing a useful additional reception space. To the rear is a modern upgraded kitchen, offering a contemporary and practical space for everyday living. A downstairs bathroom adds further convenience. To the first floor, there are two generous double bedrooms. Bedroom two was originally arranged as two separate bedrooms and could, subject to the necessary works, be converted back to provide three-bedroom accommodation if required. The current owners have also thoughtfully added a modern shower room to the first floor, providing excellent practicality and flexibility for the next owners. The property has been well maintained and upgraded throughout, offering an excellent opportunity for first-time buyers, couples, small families or investors. Further benefits include gas central heating and full uPVC double glazing throughout. One of the property's key selling points is its superb location. Shakespeare Street is ideally positioned close to Lincoln City Football Club and South Park, while Lincoln city centre is also within comfortable walking distance. The surrounding area offers a wide range of local amenities including shops, supermarkets, schools, cafes, restaurants, public houses and leisure facilities. Excellent transport links are also close by, with parking available nearby. Council tax band: A. Freehold.



uPVC composite door leading to:

Living Room

14' 6" x 11' 7" (4.42m x 3.53m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a fireplace (capped off), a staircase to the first floor, and a radiator. Access to:

Dining Room

11' 7" x 11' 3" (3.53m x 3.43m)

Having a uPVC double-glazed window to the rear aspect, laminate flooring, fireplace (capped off) and a radiator. Access to:

Kitchen

12' 4" x 6' 4" (3.76m x 1.93m)

Fitted in 2022. Having a range of matching wall and base units with countertops, a stainless steel sink with mixer tap, 4-ring electric hob, an integrated electric oven, space and plumbing for appliances, space for a fridge-freezer, uPVC double-glazed window to the side aspect, tiled walls and splashback. Access to:

Lobby

Cupboard housing boiler(fitted in 2022 with full service) and a uPVC door to the rear.

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

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

First Floor Landing

Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)

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

Bedroom 2 (Formerly two bedrooms)

14' 8" x 8' 4" (4.47m x 2.54m)

Having two double-glazed windows to the front aspect, carpeted, a coved ceiling, a radiator, and loft access. This room can be easily converted back. Loft access with a new hatch and new ladder.

Shower Room

6' 2" x 5' 3" (1.88m x 1.60m)

Fitted in 2023. Three-piece suite comprising a walk-in shower cubicle, wash hand basin with under-storage, a low-level WC, mermaid splashbacks, mirror cabinet with storage, and laminate flooring.

Outside Front

Brick wall, a small patio area, access to the front door, and parking available nearby.

Outside Rear

Low-maintenance patio seating area, fenced surround, summer house with power and electricity, timber-built shed, planted borders, outside tap and gated access to the side of the property.

Agents Note

The current owners have renovated the property, and there has been a partial re-wire, a new roof (2024), and a new boiler (2022).





BACKGARD FLOOR
878 sq ft, (81.4 sq m) approx.

1ST FLOOR
838 sq ft, (77.4 sq m) approx.



TOTAL FLOOR AREA: 916 sq ft, (84.8 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, distances, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or effectiveness for any given purpose.

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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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