- Three Bedrooms
- Spacious Accommodation
- Private Enclosed Rear Garden
- Sold With No Onward Chain
- Parking & Garage To Rear
- En-Suite To Master
- Sought After Location
- Call Today To View

Bobbin Lane, Carlton Boulevard, LN2 4ZB
£220,000

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Starkey&Brown is delighted to present this three-bedroom semi-detached property positioned on Bobbin Lane within the popular Carlton Boulevard area of Lincoln. The property offers well-proportioned living throughout and is being sold with the added benefit of no onward chain, making this an ideal first-time buy, for investors, or families. Accommodation briefly comprises a welcoming entrance hall, a spacious living diner with French doors opening onto the rear garden, a kitchen/breakfast room providing great space for everyday living, and a downstairs WC. Rising to the first floor there are three bedrooms, with the master bedroom benefitting from an en-suite shower room along with a family bathroom. Further benefits include gas central heating and uPVC double-glazing throughout. Externally, the property has a rear garden, mostly laid to lawn, providing a pleasant outdoor space, parking, and access to a single garage. Bobbin Lane is located within the ever-popular Carlton Boulevard and offers a wide range of local amenities, including schooling, shops, supermarkets, and regular transport links to Lincoln city centre and easy access to the bypass. Council tax band: B. Freehold.

uPVC composite door leading to:

Entrance Hall
Staircase to the first floor, laminate flooring, an understairs storage cupboard, and a radiator. Access to:

Lounge Diner
17' 5" x 15' 10" (5.30m x 4.82m)
Two uPVC double-glazed windows to the front aspect, French doors leading to the rear, laminate flooring, and 2 radiators.

Kitchen/Breakfast Room
11' 2" x 8' 8" (3.40m x 2.64m)
A range of base and wall units with countertops, an intergated electric oven with 4-ring gas hob, an overhead extractor fan, space and plumbing for a washing machine, space for a tumble dryer, tiled splash back, LED lighting, a wall-mounted boiler, a stainless steel sink with mixertap, a uPVC double-glazed window to the rear aspect, a uPVC door leading to the rear aspect a breakfast bar, space for a fridge freezer, a radiator and vinyl flooring.

WC
Low-level WC, a wash hand basin, tiled splashback, laminate flooring, a radiator, and an extractor fan.

First Floor Landing
A uPVC double-glazed window to the front aspect, carpeted, airing cupboard housing a hot water tank and loft access.

Bedroom 1
10' 9" x 10' 1" (3.27m x 3.07m)
A uPVC double-glazed window to the rear aspect, carpeted, and a radiator. Access to:

En-Suite
Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, a uPVC frosted window to the rear aspect, partly tiled walls, a radiator, vinyl flooring, an extractor fan, LED lighting, and a wall-mounted mirror storage.

Bedroom 2
11' 6" x 11' 3" (3.50m x 3.43m)
A uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

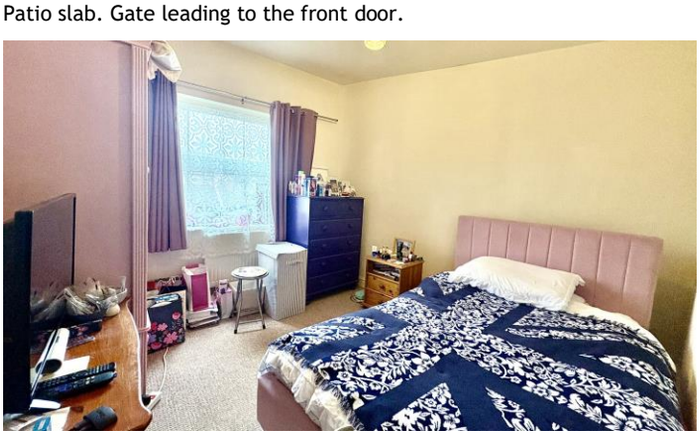
Bedroom 3
11' 5" x 7' 11" (3.48m x 2.41m)
Two uPVC double-glazed windows to the front aspect, carpeted, and a radiator.

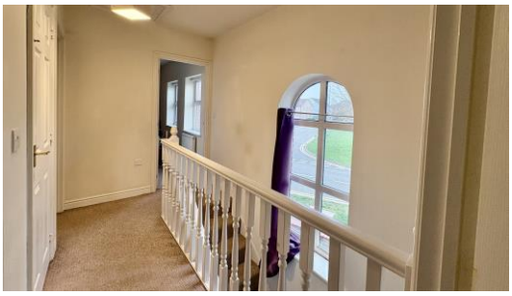
Family Bathroom
Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, a frosted double-glazed window to the front aspect, partly tiled walls, vinyl flooring, a radiator, a wall-mounted mirror storage, and an extractor fan.

Outside Rear
Being mostly laid to lawn with a patio area, part fence, and brick borders. Gate to the side that leads to the garage.

Garage
Having an up-and-over door with a block-paved drive with a parking space in front.

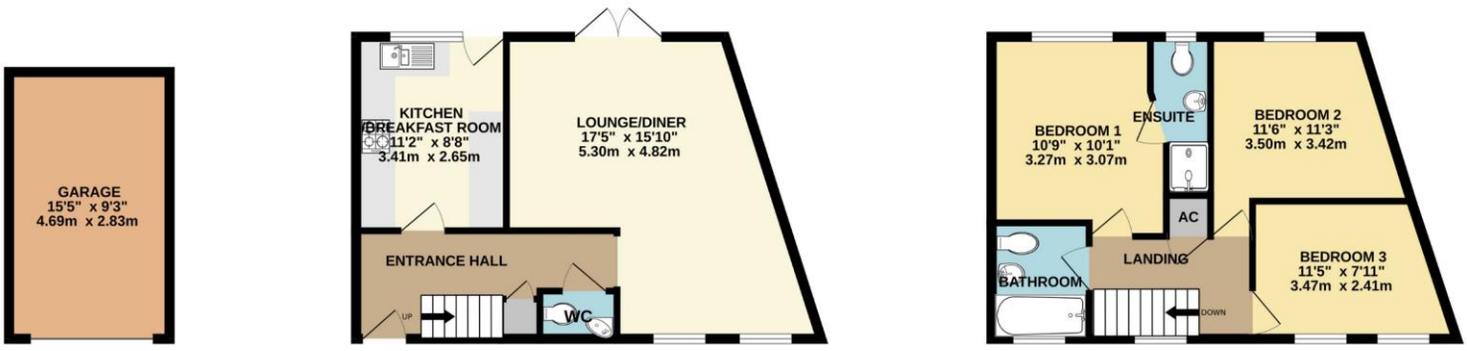
Outside Front
Patio slab. Gate leading to the front door.





GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

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