



- Three Bedrooms Terrace Home
- Landscape Rear Garden
- Utility Outbuilding & Outside WC
- Close Proximity To Lincoln City Centre
- Four Piece Bathroom Suite
- Open Plan Kitchen/Dining Room
- Sold With No Onward Chain
- Well-Presented Throughout

Grafton Street, Monks Road, LN2 5LT  
£142,500





Starkey&Brown is delighted to offer for sale this well-presented three-bedroom mid-terrace property. Located on Grafton Street within close proximity to Lincoln city centre. The property benefits from being sold with no onward chain and offers a blend of character features and modern living. Accommodation briefly comprises of a welcoming entrance hall, a living room with an electric fireplace, an open plan kitchen/diner providing a great space for entertaining and every day living. Rising to the first floor there are three generous bedrooms and a four-piece family bathroom. With original feature including a cast-iron fireplace in bedroom one and wooden doors throughout enhancing the charm of the property. Further benefits include gas central heating and uPVC double-glazing throughout. Externally, the rear garden has been landscaped and includes decking and a pergola area, power sockets creating a great entertaining space. The current owners has upgraded the outbuilding to a laundry room - adding further practically. Grafton Street is conveniently located to a range of local amenities including shops, schooling, Co-op food store, doctor's surgery, a pharmacy, leisure facilities and The Arboretum. Council tax band: A. Freehold.



## uPVC composite door leading to shared passageway

### Entrance Hall

Carpeted, a radiator, an understairs storage cupboard, and a staircase to the first floor. Access to:

### Living Room

12' 3" x 11' 9" (3.73m x 3.58m)

A uPVC double-glazed window to the front aspect, carpeted, a radiator, fitted shelving, and an electric fireplace.

### Open Plan Kitchen/Dining Room

17' 6" x 11' 9" (5.33m x 3.58m)

A range of wall and base units with countertops, space, and plumbing for a dishwasher, space for a fridge freezer, a 4-ring gas hob, an integrated electric oven, a ceramic sink with mixer tap, a uPVC double-glazed door leading to the rear, tiled splashback, fitted shelving, and a uPVC double-glazed window to the side aspect and vinyl flooring.

### Dining Area

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

### First Floor Landing

Carpeted, an airing cupboard housing the combi-boiler (serviced) and loft access - 80% boarded, ladder and lighting. Access to bedrooms and the family bathroom.

### Bedroom 1

11' 1" x 7' 10" (3.38m x 2.39m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and an original cast iron fireplace.

### Bedroom 2

11' 0" x 7' 6" (3.35m x 2.28m)

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

### Bedroom 3

11' 0" x 7' 6" (3.35m x 2.28m)

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

### Family Bathroom

Four-piece suite comprising a compact bath, a walk-in shower cubicle with a rainfall shower and a handheld shower, a low-level WC, a wash hand basin with storage, a wall-mounted mirror with storage, a frosted double-glazed window to the rear aspect, an extractor fan, tiled flooring, and a chrome towel rail.

### Outside Front

A uPVC door to the shared passageway. Further access to the entrance hall.

### Outside Rear

Landscaped with artificial grass, a wooden bench, a fenced surround, decking with a pergola, exterior lighting, and power sockets, and gated access to the passageway.

### Utility Outbuilding

Thoughtfully upgraded. Space and plumbing for appliances and power sockets.

### Outdoor WC

Low-level WC and a wash hand basin.





GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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