



- Three Bedroom Home
- In Need Of Modernisation
- Two Reception Rooms
- Low Maintenance Courtyard

- Prime West End Location
- Block Paved Driveway
- Outbuildings Providing Further Potential
- Sold With No Onward Chain

Queens Crescent, West End, LN1 1LR
£240,000





Starkey&Brown are delighted to offer for sale this three-bedroom terraced home, ideally positioned on Queens Crescent in the popular West End area of Lincoln. Being sold with no onward chain, the property offers generously proportioned living space, two separate reception rooms and off-street parking, making it an appealing opportunity for buyers looking to put their own stamp on a home in a prime city location. While the property would benefit from a degree of modernisation throughout, it offers plenty of scope for improvement and the potential to create a home tailored to individual tastes and requirements. The property is entered via an entrance hall, which leads into two separate reception rooms, both positioned towards the front of the home. The living room features an electric fireplace, while the separate dining room benefits from a gas fireplace, providing two distinct spaces for relaxing, entertaining or family dining. To the rear is the kitchen, which also benefits from a handy pantry area offering useful additional storage. To the first floor are three bedrooms, comprising two double bedrooms and a well-proportioned single bedroom. The floor is completed by a family bathroom and a separate WC. Externally, the property benefits from a block-paved driveway to the front, providing off-street parking for multiple vehicles. To the rear is a low-maintenance garden, laid with patio slabs, together with access to three useful outbuildings comprising a storage room, an outside WC and a former coal shed. These spaces provide valuable additional storage and may offer further potential for alternative uses, subject to suitability and any necessary permissions. The West End is a popular and well-established area of Lincoln, particularly appealing for its convenient access to the city centre and the historic uphill area. A range of shops, restaurants, pubs and everyday amenities are within easy reach, alongside Lincoln University, the Brayford Waterfront and the city's wider leisure facilities. The area is also well placed for access to local schools, public transport and Lincoln railway station, making it a convenient choice for commuters and those wanting to enjoy city living. Council tax band: B. Freehold.



Access to:

Hallway

Staircase to the first floor, carpeted, a storage cupboard, and access to:

Living Room

13' 7" x 11' 9" (4.14m x 3.58m)

Having a box bay single-glazed window to the front aspect, carpeted, storage heater, an electric fireplace, and a coved ceiling.

Dining Room

12' 3" x 10' 11" (3.73m x 3.32m)

Having a single-glazed window to the front aspect, carpeted, a coved ceiling, a gas fireplace, and a storage heater.

Kitchen

12' 3" x 7' 5" (3.73m x 2.26m)

Having a range of matching wooden wall and base units with countertops, an integrated double oven, a 4-ring gas hob with an overhead extractor fan, a stainless steel sink with mixer tap, space and plumbing for appliances, a single-glazed window to the rear aspect, a door leading to the rear aspect, an understairs storage cupboard and a pantry storage cupboard.

First Floor Landing

Bedroom 1

12' 6" x 11' 3" (3.81m x 3.43m)

Having a single-glazed window to the front aspect, carpeted, and a storage heater.

Bedroom 2

12' 6" x 11' 0" (3.81m x 3.35m)

Having a single-glazed window to the front aspect, carpeted, and a built-in storage cupboard.

Bedroom 3

9' 5" x 7' 10" (2.87m x 2.39m)

Having a single-glazed window to the side aspect, carpeted, a storage heater, and a storage cupboard.

Bathroom

Two-piece suite comprising a wash hand basin, panelled bath, tiled walls, a frosted single-glazed window to the side aspect and a storage heater.

Separate WC

Low-level WC and a frosted single-glazed window to the front aspect.

Outside Rear

Low-maintenance garden with a fully fenced surround with access to the front of the property, a patio seating area, and multiple outbuildings - including a storage outbuilding, a WC, and coal shed.

Outside Front

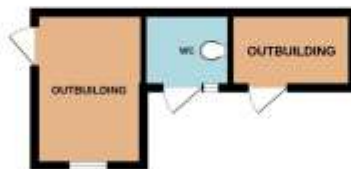
Block-paved driveway with parking for multiple vehicles and a brick-built surround wall.





GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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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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