



- Modern Semi-Detached House
- Built In 2020 By Taylor Lindsey
- Three Bedrooms & Bathroom
- Kitchen Diner, Lounge, Conservatory
- Downstairs WC, Modified Garage Layout
- 10 Year NHBC Guarantee From 2020
- EPC Rating: 87B
- Driveway Parking With EV Charging Point

Flavian Road, Lincoln, LN2 4GR
£249,950



Starkey&Brown is delighted to represent for sale this modern semi-detached home built in 2020 by local developer Taylor Lindsey. The home offers accommodation over two floors boasting three bedrooms, one bathroom and a separate ground floor WC. Upon entering the home, you are welcomed by a spacious and light accommodation to the ground floor which has been completely finished with tiled flooring. There is a ground floor WC, a lounge measuring 14'6" x 11'11" which leads onto a stylish kitchen diner with a range of eye and base level units, fitted appliances and access to a storage cupboard currently utilised with a pantry arrangement. In 2022, the owners added a 13'0" x 8'1" conservatory which comes with sliding doors leading onto the rear garden and currently utilised as additional dining space. Rising to the first floor are three bedrooms, bedroom one and two come with built-in wardrobes and bedroom three measuring 6'3" x 8'2" with a family bathroom measuring 6'0" x 7'0" and comes with a three-piece suite. The landing features loft access with the loft being insulated as the builder regulations, with the current owners putting some non-professionally fitted partial boarding for storage. Externally the home comes with a low-maintenance garden with artificial turf, raised flowerbed and a paved seating area. A partially converted garage with a temporary stud wall, now creating storage space measuring 11'11" x 8'5" with reduced storage to the front of the garage with the original up and over door. To the front of the property there is ample driveway parking with space for multiple vehicles and access to a EV car charging point. Flavian Road was started approximately 10 years ago and being nearby to Starbucks and Energie fitness gym, whilst also having local amenities such as Waitrose, Asda and a range of independent stores. There is a regular bus service to and from Lincoln city centre, quick and easy access onto the A46 bypass. For further details and viewing request please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Composite front door entry to the front aspect, a radiator, tiled flooring, a wall-mounted consumer unit, and stairs rising to the first floor. Access to lounge and the downstairs WC.

Downstairs WC

Low-level WC, a vanity hand wash basin unit, a radiator, tiled floor, a vanity unit, and a uPVC double-glazed obscured window to the front aspect.

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

A uPVC double-glazed window to the front aspect, a radiator, and tiled flooring. Access to:

Kitchen Diner

9' 9" x 15' 3" (2.97m x 4.64m)

Range of base and eye-level units with counter worktops, space and plumbing for a washing machine, integrated appliances such as an oven, microwave, a fridge freezer, 4-ring hob with an extractor hood over, sink and drainer unit, and a dishwasher. Tiled floor finish, a radiator, an understairs storage cupboard, and a double door entrance to:

Conservatory

8' 1" x 13' 0" (2.46m x 3.96m)

Added in 2022 by the current owners. A uPVC surround, tiled flooring, 2 external sliding doors leading onto the rear garden, and a patio seating area.

First Floor Landing

9' 11" x 6' 3" (3.02m x 1.90m)

Loft access - insulated, a radiator, and an airing cupboard with shelving. Access to bedrooms and the bathroom.

Master Bedroom

8' 9" x 12' 11" max (2.66m x 3.93m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a built-in wardrobe with mirror-effect sliding doors.

Bedroom 2

11' 6" max x 8' 9" (3.50m x 2.66m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe with mirror-effect sliding doors.

Bedroom 3

6' 3" x 8' 2" (1.90m x 2.49m)

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

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

Having a uPVC double-glazed obscured window to the front aspect, a panelled bath with a showerhead over, a chrome heated hand towel rail, a low-level WC, a vanity hand wash basin unit, tiled flooring, wall surround, and an extractor unit.

Garage

Having the original up-and-over door with altered, reduced storage space. With a temporary stud wall providing a storage space measuring 11'11" x 8'5" (3.63m x 2.56m) with power, lighting, and a wall-mounted gas combination boiler. Personal door with the storage room access via the rear garden.

Outside Rear

Enclosed garden with fenced perimeter, raised flowerbed, and external water and power source. Patio seating area, artificial turf, and a gravelled area to the side with gated access to the front of the property.

Outside Front

Driveway parking for multiple vehicles, access to the front door entrance, and a fitted EV car charging point.

Agents Note

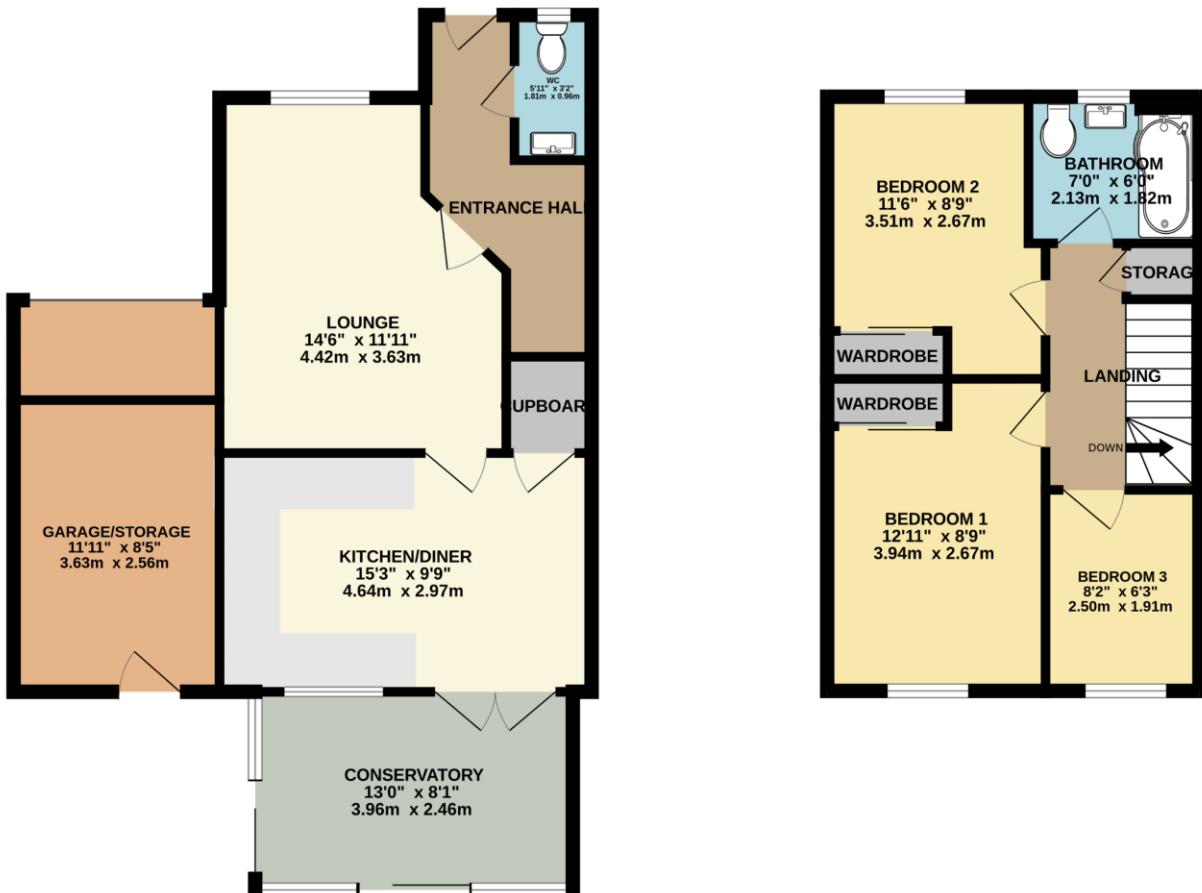
We have been advised by the seller. Service charges are payable, approximately £100- £120.00 per annum. Please contact Starkey & Brown for more information.





GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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 vendor'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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