



- Period Terraced House
- Three Bedrooms
- Two Bathrooms
- Sun Drenched Rear Garden

- Bay Fronted Facade
- NEFF Kitchen Appliances
- Well-Presented Throughout
- Walking Distance To LSST Priory

Maple Street, Lincoln, LN5 8QS  
£164,950





Starkey&Brown is delighted to represent this bay-fronted property situated in the Bracebridge area of Lincoln. The home offers three well-proportioned bedrooms and accommodation over two floors. The ground floor comprises a traditional bay-fronted lounge, a modern kitchen with a range of Neff appliances, access to a dining room with bi-folding doors. Completing the ground floor is an upgraded downstairs shower room with a large walk-in shower tray. Rising to the first floor are three-generous sized bedrooms, with the master bedroom measuring 12'2" x 11'3" with access to a private en-suite shower room. Two further bedrooms are generous size with bedroom three measuring 8'10" x 7'6". The home enjoys the sun throughout the day. With the rear garden being landscaped to include two patio seating areas, a lawned area finished with a sun-trap patio setting - ideal for entertaining and relaxing with guests. Maple Street is located south to Lincoln city centre and provides excellent amenities for families, which include the highly regarded LSST Priory, schooling at primary level, a regular bus service to and from Lincoln city centre, takeaways, and supermarkets. For further details and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.



## Entrance Hallway

Access from a shared passageway. Entrance to the property via a uPVC front door to the side aspect. Access to the lounge and the kitchen. Stairs rising to the first floor.

## Lounge

11' 2" plus bay x 11' 4" (3.40m x 3.45m)

Having a uPVC double-glazed bay window to the front aspect with fitted blinds, a feature gas fireplace, a radiator, and a coved ceiling.

## Kitchen

12' 1" x 11' 4" (3.68m x 3.45m)

Having a range of modern eye and base level units with counter worktops, a large kitchen island, integrated appliances such as a Neff oven, microwave, and grill, a 5-ring hob with an extractor hood over, sink and drainer unit, a uPVC double-glazed window to the rear aspect, wood flooring, and access to an understairs storage cupboard housing the consumer unit. Access to:

## Dining Room

9' 6" x 8' 10" max (2.89m x 2.69m)

Bi-folding doors to the rear garden, a radiator, a coved ceiling, and two storage cupboards. Access to:

## Downstairs Shower Room

6' 2" x 6' 0" (1.88m x 1.83m)

Having a large walk-in shower, a chrome heated towel rail, a low-level WC, a vanity hand wash basin unit, an extractor unit, uPVC cladding to the ceiling, and a uPVC double-glazed obscured window to the side aspect.

## First Floor Landing

Access to bedrooms.

## Bedroom 1

12' 2" x 11' 3" (3.71m x 3.43m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and built-in wardrobe storage. Second wardrobe space and access to:

## En-suite

9' 6" x 6' 4" (2.89m x 1.93m)

Three-piece suite comprising a walk-in shower, a low-level WC, a pedestal hand wash basin unit, a uPVC double-glazed obscured window to the rear aspect, extractor unit, a chrome heated towel rail, and an airing cupboard housing the gas central heating Logic Plus combination boiler.

## Bedroom 2

7' 1" x 12' 7" (2.16m x 3.83m)

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

## Bedroom 3

8' 10" x 7' 6" (2.69m x 2.28m)

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

## Outside Rear

Enclosed garden, two updated patio areas, a large lawn area, enclosed with walled and fenced perimeters. Hardstanding area with access to the shared passageway, external water source, a gravelled seating area to the bottom of the garden, and a timber-built garden shed.

## Outside Front

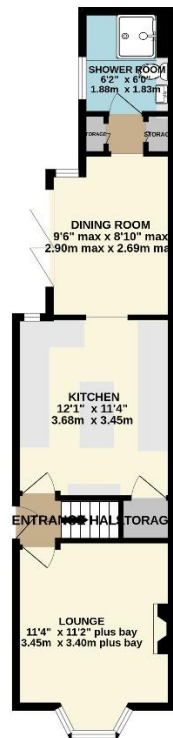
Dwarfed walled perimeter with access to the shared passageway.





GROUND FLOOR  
426 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



MAPLE STREET, LINCOLN LN5 8QT

TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The 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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