



- Well-Presented Home
- En-Suite To Master Bedroom
- Private Enclosed Rear Garden
- Charming Lounge With Fireplace

- Garage & Parking
- Village Location
- Close To Local Amenities
- Sold With No Onward Chain

Royal Oak Lane, Aubourn, LN5 9DT  
Guide Price £300,000 - £320,000





Starkey&Brown is delighted to present this charming three-bedroom mid-terrace home positioned on Royal Oak Lane in the desirable village of Aubourn. The property has been well maintained throughout, offering character features alongside comfortable living and being sold with no onward chain. Accommodation briefly comprises a welcoming entrance hall featuring an exposed brick wall, a ground floor WC, a comfortable lounge with a feature fireplace, a well-equipped kitchen diner with French doors opening onto the rear garden - creating a great space for entertaining and everyday living. On the first floor, there are three bedrooms, the master bedroom benefitting from an en-suite shower room and a further family bathroom. To the rear of the property, there is a recently landscaped low-maintenance garden. On the side of the property, there is parking and a single garage with power and electrics. Further benefits of the property include oil-fired central heating, a fully boarded loft and uPVC double-glazing throughout. Royal Oak Lane is located within the charming village of Aubourn, offering a strong sense of village appeal and local amenities, including a public house, a village hall, countryside walks, and easy access to nearby villages and Lincoln city centre. Council tax band: C. Freehold.



## uPVC composite door leading to:

### Hallway

Laminate flooring, an understairs storage cupboard, an exposed brick wall, a radiator, and a staircase leading to the first floor. Access to:

### Living Room

15' 10" x 14' 0" (4.82m x 4.26m)

Having a uPVC double-glazed window looking out to the front aspect, a coved ceiling, laminate flooring, a multi-fuel fireplace with exposed brick mantle surround, and a radiator.

### Kitchen Diner

28' 0" x 15' 10" (8.53m x 4.82m)

### Kitchen Area

A range of wall and base units with countertops, a ceramic deep Belfast sink with a mixer tap, a 4-ring gas hob with an extractor fan, a built-in integrated electric oven, tiled flooring, tiled splashback, and a uPVC double-glazed window to the side aspect and space for appliances. Access to the utility room.

### Dining Area

French doors leading to the rear, tiled flooring, and a radiator.

### Utility Room

9' 7" x 6' 0" (2.92m x 1.83m)

Having tiled flooring, a uPVC double-glazed door leading to the rear, a stainless steel sink with mixer tap, space and wall units, and worktops, space and plumbing for laundry appliances.

### WC

Low-level WC, a wash hand basin, a radiator, and laminate flooring.

### First Floor Landing

Laminate flooring, an airing cupboard, and loft access - fully boarded with light. Similar properties in the area have gone up in the loft for additional space. Access to bedrooms and the family bathroom.

### Bedroom 1

16' 1" x 13' 2" (4.90m x 4.01m)

Having a uPVC double-glazed window to the front aspect, carpeted, a fitted wardrobe, plus an additional storage cupboard and a radiator. Access to:

### En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, partially tiled walls, carpeted, and a radiator.

### Bedroom 2

16' 1" x 7' 8" (4.90m x 2.34m)

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

### Bedroom 3

8' 7" x 7' 8" (2.61m x 2.34m)

Having a uPVC double-glazed window to the rear 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, and a frosted window to the front aspect.

### Outside Front

Brick-built porch with access to the front door.

### Outside Rear

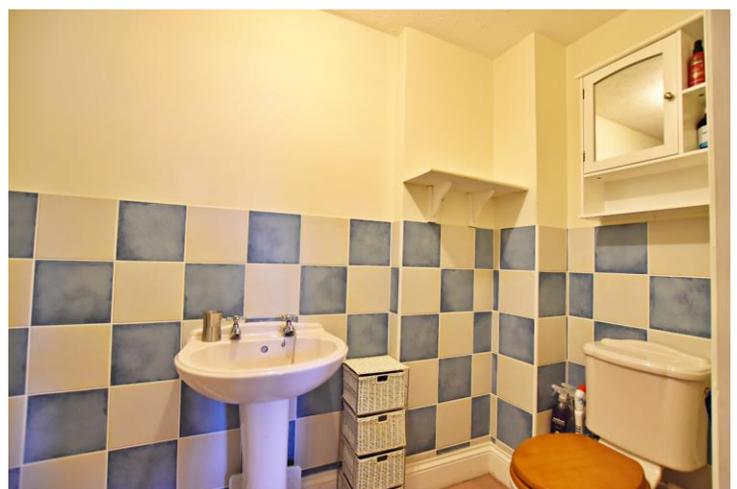
Recently landscaped, mostly laid to lawn with patio area, outside tap, lighting, outbuilding, and is fully fenced. Access to the side of the property.

### Side

Off-street parking.

### Garage

Power and lighting.





**GROUND FLOOR**  
732 sq.ft. (68.0 sq.m.) approx.

**1ST FLOOR**  
595 sq.ft. (55.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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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