



- Semi Detached House
- Walking Distance to Lincoln High Street and City Centre
- 3 Bedrooms
- Separate Lounge & Dining Room
- Driveway & Garage
- Pleasant Rear Garden

Derby Street, Lincoln, LN5 8DP
Monthly Rental Of £1,075



Starkey & Brown are pleased to offer for let this well-presented three-bedroom semi-detached home, ideally located within walking distance to the high street, Lincoln city center and south common. The accommodation briefly comprises entrance hallway, 13'10 lounge, separate dining room, kitchen, first floor landing, 3 bedrooms and first floor bathroom. Outside the property has a block paved courtyard to the front and block paved driveway (suitable for a smaller vehicle) extending to the side, with a single garage and pleasant enclosed garden to the rear. Council tax band: B EPC rating: D, Holding Deposit: £248, Deposit £1240.



Entrance Hallway

Having front entrance door and stairs rising to the first floor.

Lounge

13' 10" max x 11' 7" max (4.21m x 3.53m)

Having coal effect gas fire with stone effect surround, box bow window to the front aspect, radiator, coved ceiling and archway into dining room.



Dining Room

9' 8" x 7' 2" (2.94m x 2.18m)

Having radiator and coved ceiling.

Kitchen

9' 8" x 7' 4" (2.94m x 2.23m)

Having a range of matching wall and base units, glass display cabinets, single drainer stainless steel sink unit with mixer taps over and tiled splashbacks, oven, hob and cooker hood, tile effect flooring, radiator, fully tiled walls and uPVC door to side.



First Floor Landing

Having access to loft and airing cupboard housing combination central heating boiler.

Bedroom 1

12' 0" x 8' 6" (3.65m x 2.59m)

Having radiator.



Bedroom 2

12' 0" max x 8' 3" max (3.65m x 2.51m)

Having radiator.

Bedroom 3

8' 8" x 6' 6" (2.64m x 1.98m)

Having radiator.



Bathroom

Having a three piece suite comprising panelled bath with shower attachment and glass shower screen over, pedestal wash hand basin, low level WC, ceramic tile floor, radiator, fully tiled walls and coved ceiling.

Outside Front

To the front of the property there is a paved courtyard enclosed by wrought iron railings with double wrought iron gates giving access to a block paved driveway which extends to the side of the property, is more suited to a smaller vehicle and leads to a garage at the rear.

Garage

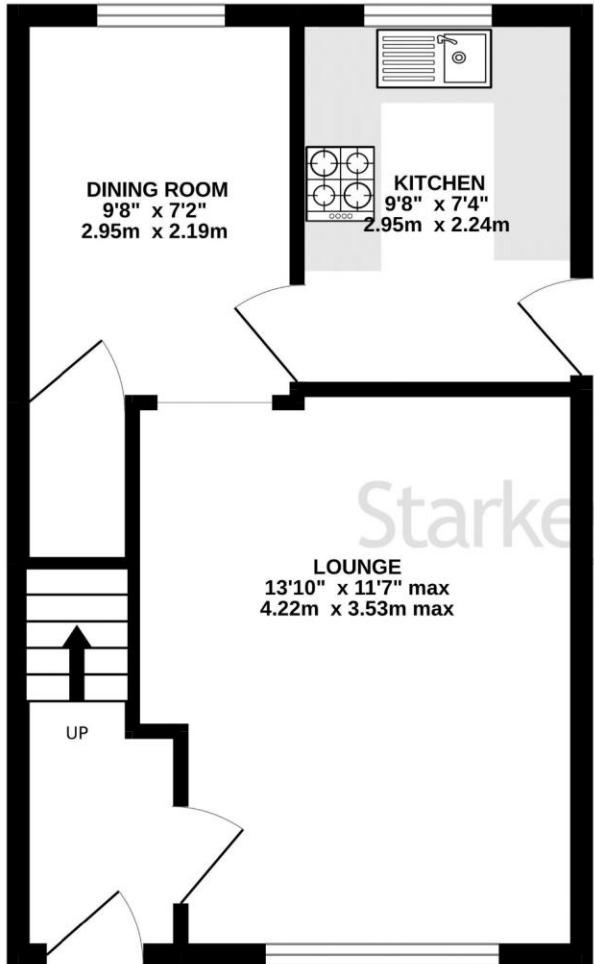
Being of concrete sectional construction with up and over door.

Outside Rear

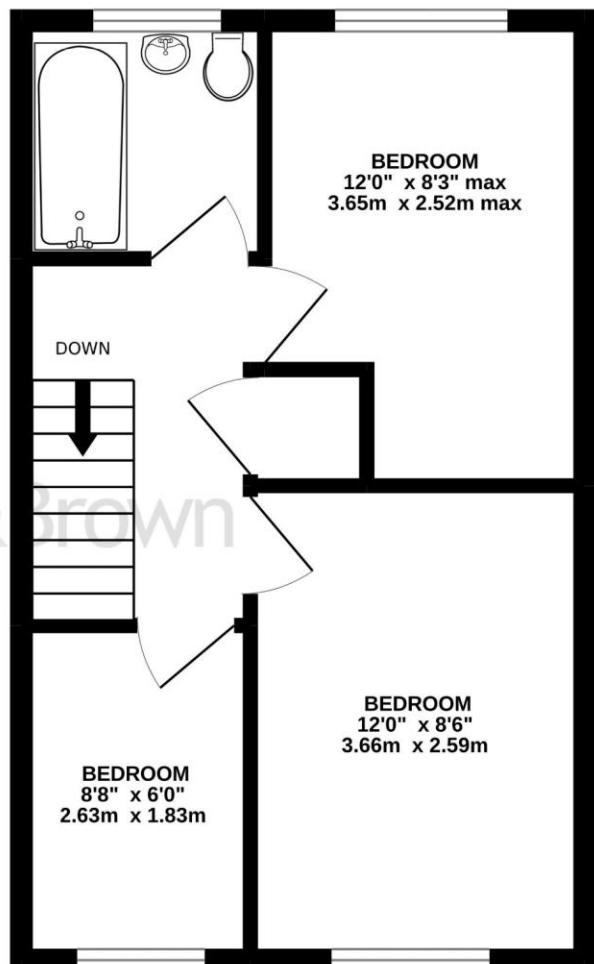
To the rear of the property there is a pleasant enclosed garden comprising lawn and a variety of plants and shrubs.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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 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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk