



- Over 55's Development
- End Terraced Bungalow
- 1 Bedroom With Wardrobe
- Lounge & Conservatory

- Modern Wet Room
- Built-In Solar Panels
- EPC Rating: B
- No Onward Chain

St. Claires Court, Lincoln, LN6 0QT,
Offers Over £100,000





This 1-bedroom end-terrace bungalow, exclusively for over 55s, is situated in the well serviced Birchwood area of Lincoln. Perfectly designed for comfortable, low-maintenance living, the property boasts a spacious lounge ideal for relaxation and entertaining. The kitchen offers practicality and convenience and leads onto a conservatory offering a peaceful space to enjoy the outdoors year-round. The well-sized bedroom features built-in wardrobes, providing ample storage space while the wet room ensures easy accessibility. With the added benefit of owned solar panels, this home offers energy efficiency and potential cost savings. Located in a sought-after community, this bungalow is an ideal choice for those looking for a wealth of amenities within easy reach. Services include; doctors surgery, retail outlet and a regular bus service. Offered for sale with no onward chain, please contact Starkey&Brown today for viewing arrangements. Council tax band: A. Freehold.



Entrance Hall

Having front door access to the front aspect, entrance into wet room and lounge, storage cupboard housing hot water cylinder and solar panel interver control.

Lounge

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

Having coved ceiling, uPVC double glazed window to the front aspect, one electric heater and access into the kitchen.

Kitchen

5' 8" x 10' 8" (1.73m x 3.25m)

Having a range of kitchen units, vinyl flooring, sink and drainer unit, wall mounted consumer unit and solar control panel, uPVC double glazed window to the rear aspect and access into the conservatory.

Conservatory

8' 4" x 8' 8" (2.54m x 2.64m)

Having two power sockets, French doors to the rear aspect, brick base and uPVC double glazed construction.

Bedroom

10' 3" x 11' 7" to the back of wardrobe (3.12m x 3.53m)

Having uPVC double glazed window to the rear aspect, built in wardrobes and electric heater.

Wet Room

7' 7" x 5' 7" (2.31m x 1.70m)

Having walk in wet room arrangement, heated towel rail, high level WC, pedestal hand wash basin unit, extractor unit and uPVC double glazed window to the front aspect.

Agents Note 1

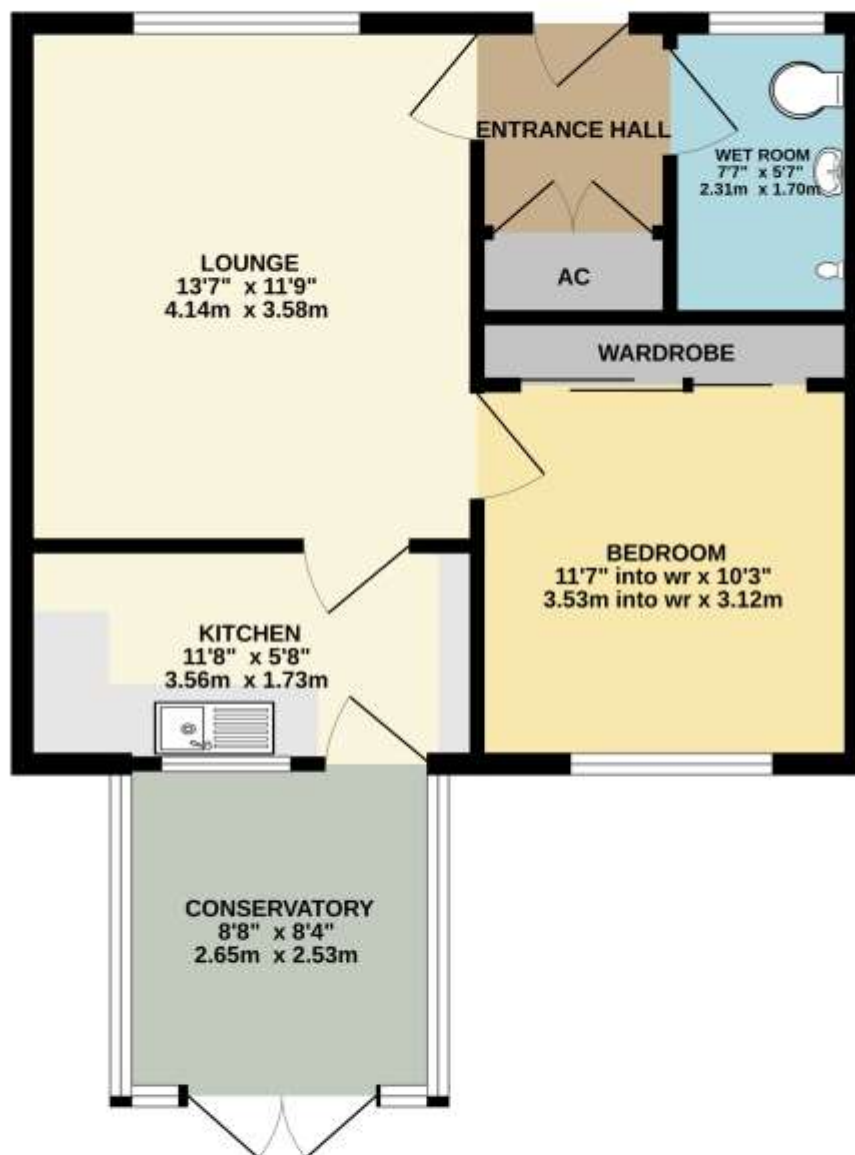
The property comes with owned outright solar panels.

Agents Note 2

The property comes with a montly maintenance charge of £189 per calendar month.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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.

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



www.starkeyandbrown.co.uk



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