



- Three Bedroom Terraced
- Spacious Living Throughout
- Popular Residential Area
- Being Sold With No Onward Chain

- Lounge & Kitchen
- South-Facing Rear Garden
- Parking Available Nearby
- Call Today To View!

Nightingale Crescent, Lincoln, LN6 0JT
£175,000





Starkey&Brown are delighted to offer for sale this three-bedroom terraced home, ideally positioned on Nightingale Crescent within the popular Birchwood area of Lincoln. Offered to the market with the added benefit of no onward chain, this well-proportioned property presents an excellent opportunity for first-time buyers, growing families or investors looking to personalise a home in a well-established residential location.

The accommodation briefly comprises a generous entrance hall, setting the tone for the spacious accommodation on offer. The property features a bright and airy living room featuring sliding patio doors opening directly onto the rear garden, allowing plenty of natural light to flood the room. The fitted kitchen offers an excellent range of worktop and cupboard space, while a separate utility area provides further practicality and benefits from its own front entrance, making it ideal for everyday family living.

To the first floor, there are three well-proportioned bedrooms, all benefitting from fitted wardrobe space, together with a family bathroom.

Externally, the property enjoys a generous front garden, creating an attractive approach to the home. To the rear is a private south-facing garden, providing a wonderful sun trap and the perfect space for outdoor dining, entertaining, or relaxing throughout the day. Nearby parking is also available for residents and visitors.

Further benefits include gas central heating, a boiler being roughly 2 1/2 years old with an ongoing warranty, and full uPVC double glazing throughout. Nightingale Crescent is ideally situated within the popular Birchwood area of Lincoln, offering an excellent range of local amenities including supermarkets, schooling, doctors' surgery, pharmacies, leisure facilities and regular bus services into Lincoln city centre. The property also enjoys easy access to the A46 bypass and nearby road networks, making it an ideal location for commuters and families alike.

Council tax band: A. Freehold.



Access through uPVC composite door leading to:

Entrance Hall

Having a uPVC double-glazed window to the side aspect, carpeted, and a staircase to the first floor. Access to:

Living Room

17' 7" x 13' 7" (5.36m x 4.14m)

Having a uPVC double-glazed window to the front aspect, a uPVC sliding door to the rear, carpeted, a radiator, and a coved ceiling.

Kitchen/Breakfast Room

17' 7" x 11' 4" (5.36m x 3.45m)

Having a range of matching wall and base units with countertops, a stainless steel sink with hot and cold tap, an integrated electric oven with 5-ring gas hob and an overhead extractor fan, space and plumbing for a dishwasher and a washing machine, a wall-mounted boiler (roughly 2.5 years old, warranty for the next 8 years and serviced), tiled flooring, an understairs storage cupboard and a radiator.

Utility Area

4' 5" x 4' 0" (1.35m x 1.22m)

Having a space tumble dryer, space for a fridge freezer, and a uPVC door to the front aspect.

First Floor Landing

Having a uPVC double-glazed window to the rear, carpeted, loft access with small boarding, an airing cupboard housing the hot water tank, and a further built-in storage cupboard.

Bedroom 1

13' 7" x 12' 4" (4.14m x 3.76m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator and built-in wardrobes.

Bedroom 2

9' 8" x 8' 10" (2.94m x 2.69m)

Having a uPVC double-glazed window to the front, carpeted, a radiator, and a built-in wardrobe.

Bedroom 3

10' 9" x 6' 11" (3.27m x 2.11m)

Having a uPVC double-glazed window to the rear, carpeted, a radiator, and a built-in wardrobe.

Bathroom

9' 6" x 7' 11" (2.89m x 2.41m)

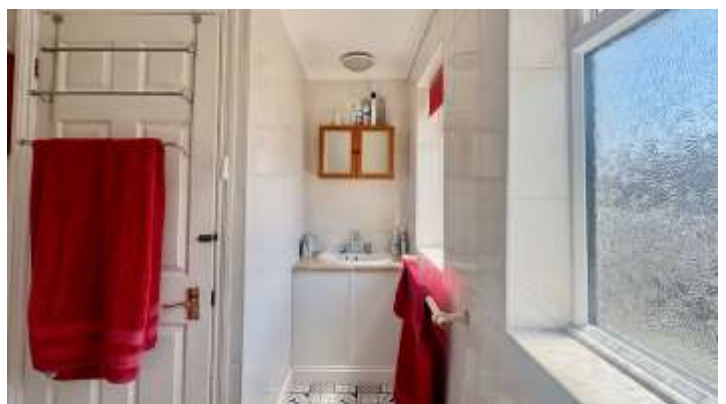
Three-piece suite comprising a panelled bath with an overhead shower, a low-level WC, a wash hand basin, tiled walls, two double-glazed frosted windows to the rear and vinyl tiles.

Outside Front

Stone laid front with walkway to the front door and mature hedged borders. Parking available nearby.

Outside Rear

South-facing garden with a lawned area, a timber-built shed, a variety of shrubs and hedges, and a fully fenced surround.

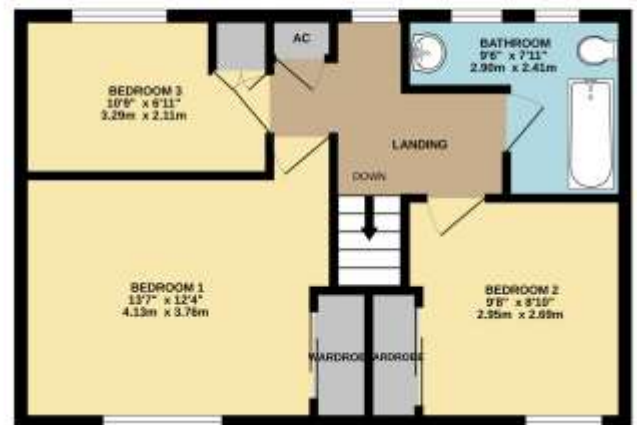




GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.

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