



56 Staverton Crescent

Lincoln, LN6 0YW



Book a Viewing!

£185,000

Situated in the popular Birchwood area of Lincoln, this well proportioned three bedroom terraced property offers generous accommodation arranged over two floors, together with off-road parking and a good-sized rear garden.

The property provides a practical layout ideal for families, first time buyers or those looking for a well-sized home, with full length lounge, a spacious kitchen diner, three double bedrooms and two separate WCs. The rear garden also enjoys a pleasant outlook towards woodland, adding an attractive element to the outside space. The accommodation comprises of an entrance hallway, downstairs WC, kitchen diner, lounge, porch, first-floor landing, three double bedrooms, family bathroom and separate WC.





LOCATION

Staverton Crescent is situated within the popular Birchwood area of Lincoln, approximately three miles south-west of the city centre. Birchwood provides a good range of local amenities, including shops, schools, recreational facilities and green spaces, making it a popular choice for families and professionals alike. The area also benefits from excellent transport links, with convenient access to Lincoln city centre and the surrounding road network. The property is well positioned for access to local employment areas, everyday amenities and the wider attractions of Lincoln, while the woodland outlook to the rear provides a pleasant sense of space.

ACCOMMODATION

ENTRANCE HALL

Entered via the front door, the entrance hallway provides access to both reception rooms, with a useful storage cupboard, stairs rising to the first-floor landing and radiator.

WC

Convenient downstairs WC fitted with a wash hand basin, WC and frosted UPVC double-glazed window.



KITCHEN/DINER

17' 6" x 8' 1" (5.33m x 2.46m) A spacious kitchen and dining area fitted with a range of base and wall-mounted units, incorporating space for a washing machine, electric oven and gas hob with extractor over, together with space for a fridge freezer. There is ample room for a family dining table, while the wall-mounted gas combination boiler and UPVC double-glazed windows to both the front and rear aspects provide practicality and natural light.

LOUNGE

17' 6" x 10' (5.33m x 3.05m) A further generous reception room with radiator, UPVC double-glazed windows to both the front and rear aspects, creating a bright and naturally lit living space.



REAR PORCH

Double glazed entrance doors provide access through to the rear garden, with stairs leading to the first-floor landing.

FIRST FLOOR LANDING

The first-floor landing provides access to all three bedrooms, together with a useful built-in storage cupboard and access to the loft space.

BEDROOM 1

12' 10" x 10' 4" (3.91m x 3.15m) A good-sized double bedroom positioned to the rear of the property, with UPVC double-glazed window and radiator.

BEDROOM 2

11' 7" x 8' 1" (3.53m x 2.46m) A further double bedroom with UPVC double-glazed window to the rear aspect. The room benefits from a built-in wardrobe/storage cupboard and radiator.

BEDROOM 3

9' 9" x 6' 9" (2.97m x 2.06m) A third double bedroom with UPVC double-glazed window to the front aspect, together with built-in cupboard and wardrobe storage and radiator.



BATHROOM

Fitted with a bath with shower over, wash hand basin with vanity storage and tiled splashbacks. The room also benefits from tiled flooring, chrome heated towel radiator and frosted UPVC double-glazed window to the front aspect.

WC

A useful separate WC with hand wash basin and frosted UPVC double-glazed window to the front aspect.

OUTSIDE

To the front of the property is a low maintenance garden with driveway parking for a couple of vehicles, together with an outbuilding providing useful external storage. The rear garden features a main lawned area with an attractive woodland outlook to the rear, along with a garden shed and further outbuilding providing additional storage. There is also pedestrian access via a communal passageway.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

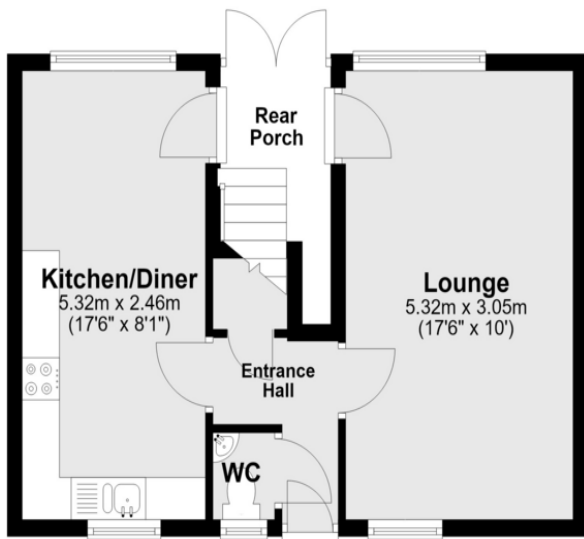
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

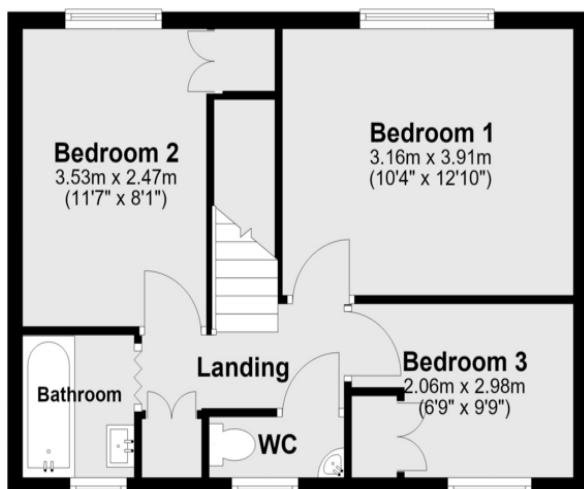
Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)
(excluding Rear Porch)



First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net