



- Semi-Detached Town House
- Three Bedrooms
- Three Floors
- Two Bathrooms

- Approx 1,200 Sq Ft
- Open Plan Living
- Driveway Garage & Low Maintenance Garden
- 10 Minute Canal Side Walk Into

Iris Crescent, West End, LN1 1AZ
Offers In Excess Of £250,000





Situated in the West End area of Lincoln is this modern three-storey town house built in 2012. The semi-detached home boasts three bedrooms over three floors and provides approximately 1,200 sq ft of living space. The ground floor comprises a downstairs WC, utility room and a sociable kitchen diner and living space with a range of eye and base level units, space for a dining table and patio doors onto the rear garden. Rising to the first floor is a separate lounge measuring 12'8" x 11'5" currently utilised as an additional bedroom. On the same floor is the master bedroom with its own en-suite shower room. Rising to the second floor there are two bedrooms and a three-piece family bathroom suite. Externally, the property comes with a low-maintenance plot being mostly laid to lawn with patio seating area and gives quick access to the driveway with parking for two vehicles and access to a garage measuring 18'0" x 10'4". Iris Crescent is situated close to Lincoln city centre with a direct footpath to the canal which takes you in to Brayford Marina and High Street. Walking distance to the West Common for picturesque walks, quick access to A46 bypass, close proximity to Lincoln University and the historic Cathedral quarter. For further details and viewing requests please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Front door entry to the front aspect. Entrance to the kitchen diner, and living space. Access to the utility room, stairs rising to the first floor, and access to:

Downstairs WC

Low-level WC, pedestal hand wash basin unit, wall-mounted consumer unit, a uPVC double-glazed obscured window to the front aspect, and a radiator.

Utility Room

5' 10" x 5' 9" (1.78m x 1.75m)

Having a range of base and eye-level units, space and plumbing for appliances, a wall-mounted gas central heating boiler - serviced May 2026.

Kitchen Diner & Living Space

22' 0" x 12' 8" (6.70m x 3.86m)

Kitchen Area

A range of base and eye level units with integrated oven, hob, extractor hood, a dishwasher, space and plumbing for further kitchen appliances, sink and drainer unit. Wood-effect flooring and a storage cupboard under the stairs, a radiator, and patio doors leading onto the rear garden.

First Floor Landing

Access to the lounge and the master bedroom.

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)

Currently used as an additional bedroom. Having two uPVC double-glazed windows to the front aspect, a radiator.

Master Bedroom

9' 3" x 12' 9" (2.82m x 3.88m)

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

En-Suite

7' 1" x 6' 0" (2.16m x 1.83m)

Shower cubicle, a low-level WC, pedestal hand wash basin unit, extractor unit, and a shaver point.

Second Floor

Access to two bedrooms and a bathroom.

Bedroom 2

13' 2" max x 12' 9" max (4.01m x 3.88m)

Having a uPVC double-glazed window to the front aspect, a radiator, and an airing cupboard housing the hot water cylinder.

Bedroom 3

10' 1" x 6' 0" (3.07m x 1.83m)

Having a uPVC double-glazed window to the front aspect, a Velux window, a radiator, and access to the loft.

Bathroom

6' 5" x 5' 11" (1.95m x 1.80m)

Bath tub with tiled surround, a low-level WC, pedestal wash hand basin unit, vinyl flooring, extractor unit, a radiator, and a Velux window.

Garage

18' 0" x 10' 4" (5.48m x 3.15m)

Having an up-and-over door, power, and lighting.

Outside Rear

Enclosed garden mostly laid to lawn. Low maintenance, enclosed with a fenced perimeter and an external water source.

Agents Note 1

The property comes with a communal service charge of £193 every six months.



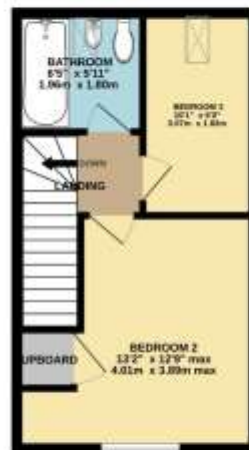
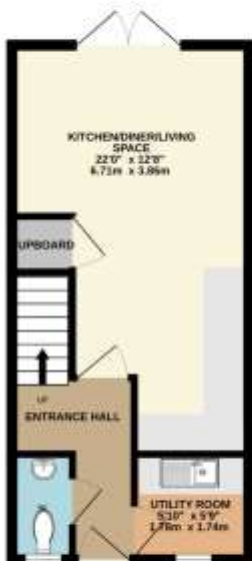


GROUND FLOOR
387 sq ft (35.5 sq m) approx.

FIRST FLOOR
388 sq ft (35.5 sq m) approx.

2ND FLOOR
302 sq ft (27.9 sq m) approx.

GARAGE
186 sq ft (17.2 sq m) approx.



TOTAL FLOOR AREA: 1203 sq ft (111.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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