



200 West Parade  
Lincoln

**BROWN & CO** JH Walter



## 200 West Parade, Lincoln, Lincolnshire, LN1 1LY

A beautifully presented traditional bay fronted terrace situated in the much sought after West End of Lincoln.

The property benefits from spacious accommodation full of character and original features comprising of a private passageway, living room, dining room, kitchen, utility and bathroom to the ground floor, along with master bedroom with en-suite, and three further bedrooms to the first floor.

Outside to the rear is a generous garden with paved patio area, lawn, wood store, shed, further seating area with pergola and pond.



### ACCOMMODATION

#### Ground Floor

##### Private Passageway

Entrance doors to front and rear, tiled flooring, door leading to:

##### Entrance Hall

Entrance door from passageway with stained glass windows, storage cupboard, stairs rising to first floor.

##### Living Room

Double glazed bay window to front, ornate corning, fireplace, radiator.

##### Dining Room

Double glazed window to rear, wood burning stove inset to fireplace, radiator.

##### Kitchen

Double glazed window to side, one and a half stainless steel drainer sink, worktops, matching base and eye level storage units, space for range cooker with extractor over, tiled splash backs.

##### Utility

Side entrance door, stainless steel drainer sink, storage units, spaces for washing machine, tumble dryer and fridge freezer, boiler, radiator.

##### Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain.

#### First Floor

##### Landing

##### Bedroom One

Double glazed window to rear, radiator.

##### En Suite

Double glazed window to rear, WC, pedestal wash basin, bath, radiator.

##### Bedroom Two

Double glazed window to front, built in cupboard, decorative fireplace, radiator.

##### Bedroom Three

Double glazed window to front, radiator.

##### Bedroom Four

Double glazed window to rear, radiator.

#### Outside

To the rear is a generous garden with a lawn, pond, seating area with pergola, shed, log store and patio.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### MOBILE

According to Ofcom EE, Vodafone and O2 are available in the area.

### BROADBAND

According to Ofcom Virgin Media & Openreach Ultrafast available with highest download speed of 1000Mbps and highest available upload speed of 100Mbps.



#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

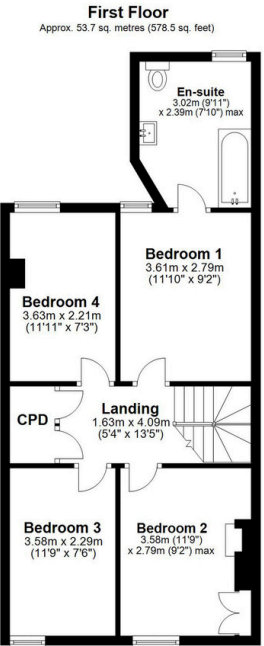
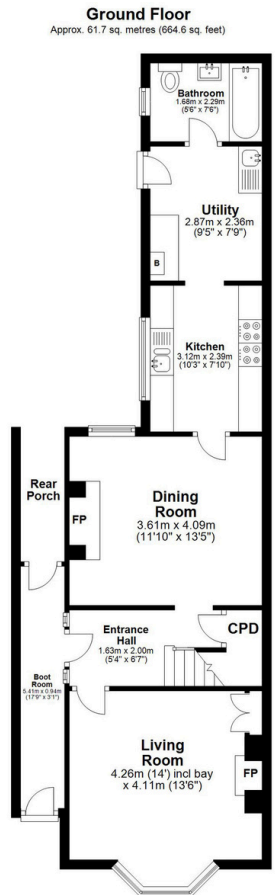
#### AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com





Total area: approx. 115.5 sq. metres (1243.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Brown&CoJHWalter**  
1 Mint Lane | Lincoln | LN1 1UD  
T 01522 504 304  
E lincolncitycentre@brown-co.com

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Property and Business Consultants