



48 Greetwell Road  
Lincoln

**BROWN & CO** JH Walter



## 48 Greetwell Road, Lincoln, LN2 4AX

A spacious detached family home situated in a Prime Uphill location.

The property benefits from immaculately presented accommodation comprising of an entrance porch, entrance hall, living room, sitting room, dining room, kitchen, family room/study, utility, WC and shower room to the ground floor, along with five bedrooms and a bathroom to the first floor.

Outside to the front is a driveway providing ample off street parking whilst to the rear is a pleasant enclosed lawned garden with paved patio.



### ACCOMMODATION

#### Ground Floor

##### Entrance Porch

Double glazed French doors to front and opening into:

##### Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, radiator.

##### Living Room

Double glazed bay window to front, double glazed window to side, radiator, opening into:

##### Sitting Room

Radiator, Sliding doors opening into:

##### Dining Room

Double glazed window to rear, sliding patio doors opening to the rear garden, radiator.

##### Kitchen

Double glazed window to rear, drainer sink, worktops, base and eye level storage units, space for range cooker with extractor hood over, space for fridge and dishwasher,

##### Family Room / Study

Double glazed window to front, radiator.

##### Utility

Double glazed window and entrance door to rear, drainer sink, storage units, spaces for washing machine and tumble dryer, radiator.

##### WC

Double glazed window to rear, WC, wash basin.

##### Shower Room

Shower cubicle.

##### First Floor

##### Landing

With loft access.

##### Bedroom One

Double glazed window to rear, radiator.

##### Bedroom Two

Double glazed windows to front and side, radiator.

##### Bedroom Three

Double glazed window to front, radiator.

##### Bedroom Four

Double glazed window to rear, radiator.

##### Bedroom Five

Double glazed window to front, radiator.

##### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

##### Outside

To the front is a gravelled driveway providing ample off street parking. Gated side access leads to an enclosed rear garden with paved patio, lawn, decorative shrubs and borders.



## TENURE & POSSESSION

Freehold and for sale by private treaty.

## COUNCIL TAX

Band E

## MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2, Three and Vodafone.

## BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps. Networks available in the area are Virgin Media, Openreach and CityFibre.

## 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

## Energy performance certificate (EPC)

48, Greetwell Road LINCOLN LN2 4AX	Energy rating <b>D</b>	Valid until: 23 September 2028 Certificate number: 2698-1017-6261-7008-0940
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Property type	Detached house
Total floor area	156 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

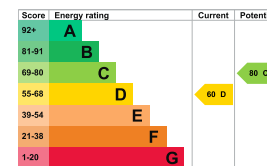
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

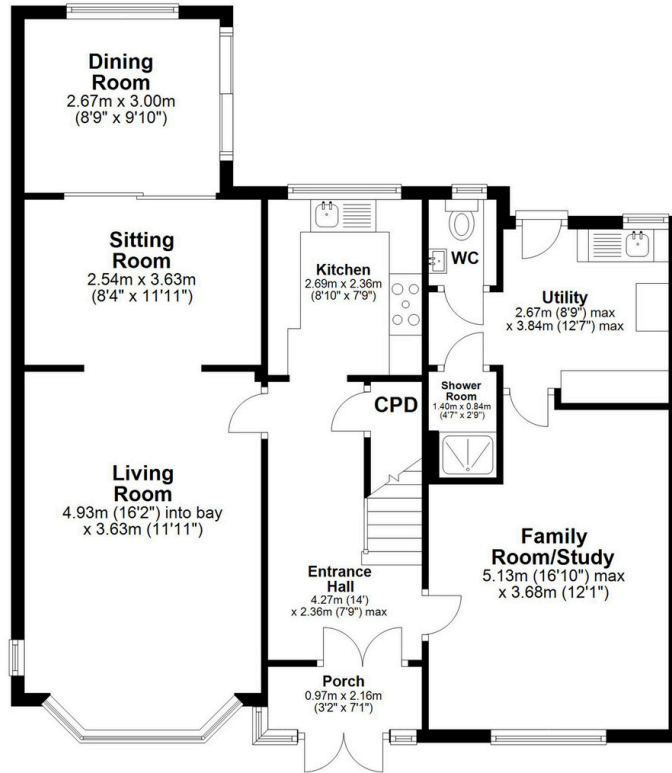
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



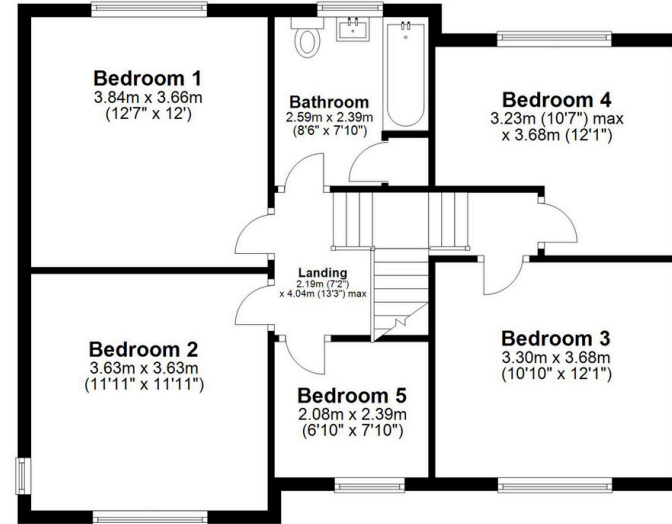
### Ground Floor

Approx. 85.3 sq. metres (918.2 sq. feet)



### First Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



Total area: approx. 155.4 sq. metres (1672.3 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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