



18 Staffordshire Crescent  
Lincoln

**BROWN & CO** JHWalter



## 18 Staffordshire Crescent, Lincoln, LN6 3LR

A spacious detached bungalow located in the popular residential area of Doddington Park.

The property has undergone a full scheme of refurbishment by the current seller and comprises of an entrance hall, living room, kitchen / dining room, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside to the front is a lawn and gravel driveway which leads to a detached double garage.

To the rear is an enclosed lawned garden with paved patio.



### ACCOMODATION

#### Entrance Hall

Front entrance door, airing cupboard, loft access.

#### Living Room

Double glazed window to front, radiator, opening into:

#### Kitchen / Dining Room

Double glazed window and French doors to rear, drainer sink, worktops, base and eye level storage units, integrated hob with extractor over, oven, microwave and fridge freezer, integrated washer/dryer, tiled splash backs, radiator.

#### Bedroom One

Double glazed window to rear, radiator.

#### En Suite

Double glazed window to rear, WC, vanity wash basin, shower, heated towel rail.

#### Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

#### Bedroom Three

Double glazed window to front, radiator.

#### Bathroom

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

#### Outside

To the front is a lawn and gravel driveway which provides parking for several vehicles and space for motorhome or caravan. The driveway leads to a detached double garage and to the rear is a lawn and paved patio area.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band C

### MOBILE

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

### BROADBAND

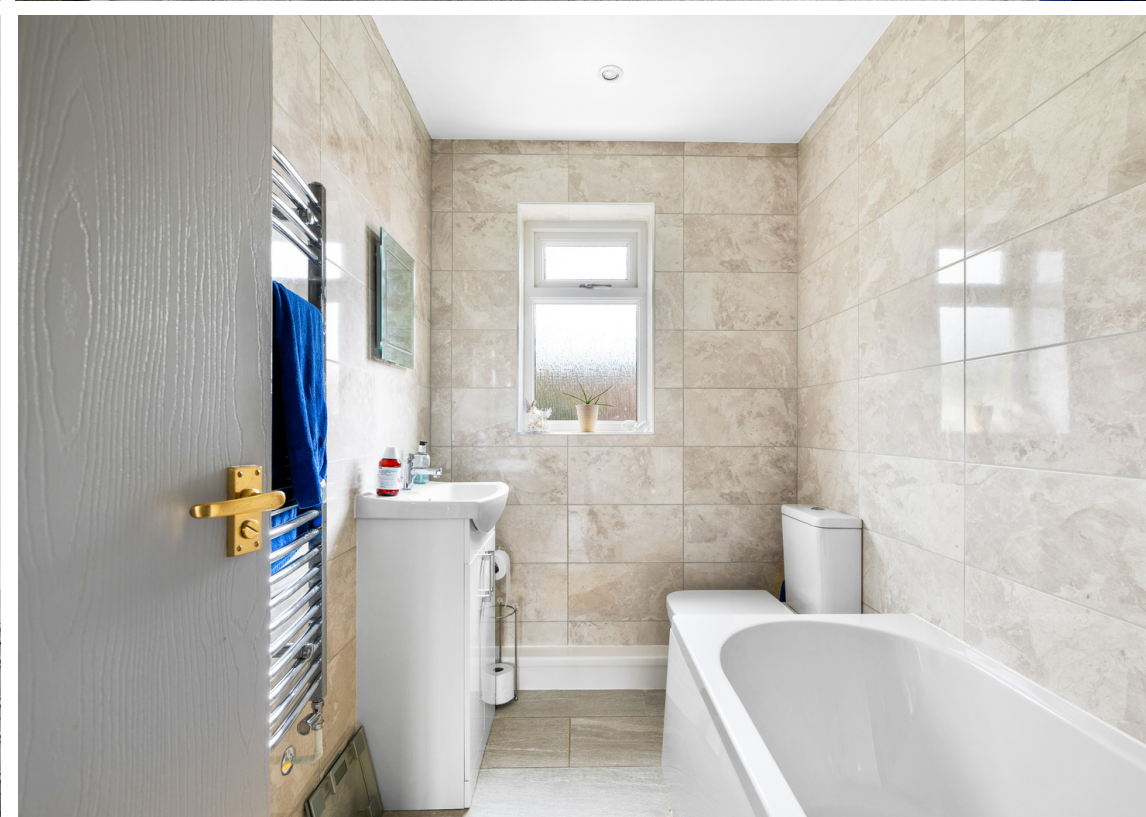
We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps

### 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  
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Energy performance certificate (EPC)		
18, Staffordshire Crescent LINCOLN LN6 3LR	Energy rating <b>D</b>	Valid until: 6 February 2028 Certificate number: 0238-2062-7232-5468-2934
Property type	Detached bungalow	
Total floor area	76 square metres	

### Rules on letting this property

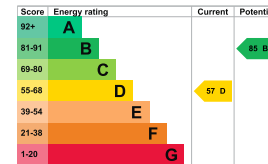
Properties can be let if they have an energy rating from A to E.

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 B.

[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.

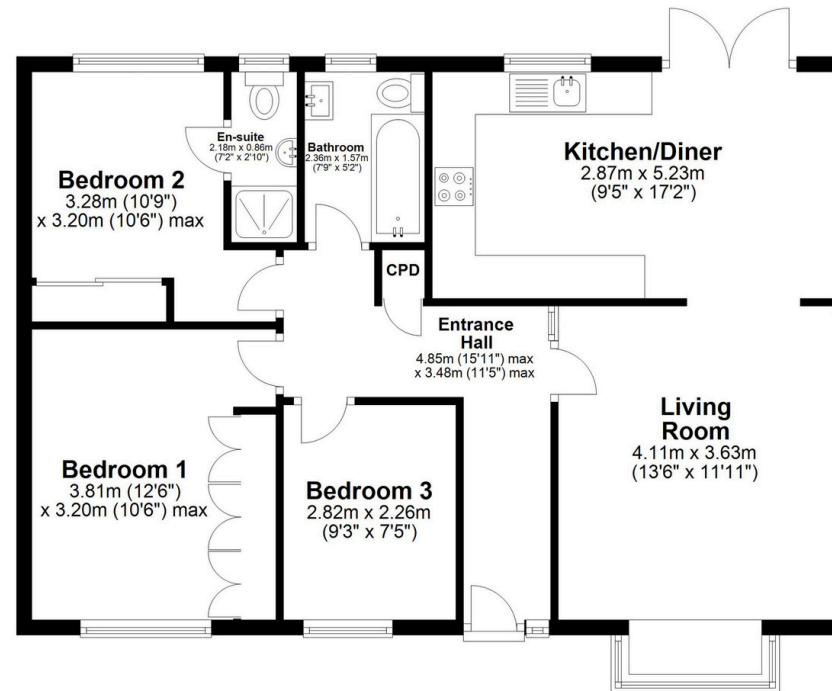
For properties in England and Wales:

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



## Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 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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### 18 Staffordshire Crescent, Lincoln

#### IMPORTANT NOTICES

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