



4 Rookery Lane,  
Lincoln

**BROWN & CO** JHWalter







## 4 Rookery Lane, Lincoln

A modern three storey, three bedroom town house located to the South of Lincoln with easy access to the City Centre and A46 bypass with excellent local amenities. The property is current let on an assured shorthold tenancy at £850pcm so can be sold with tenants in situ or vacant possession on completion.

The property briefly comprises an entrance hall, open plan lounge/kitchen/diner and wc to the ground floor with two double bedrooms and a shower room to the first floor. The second floor has a master bedroom with en suite bathroom within the room. Outside offers a communal garden with a private decked area and an allocated parking space.



### ACCOMMODATION

#### Entrance Hall

With stairs to first floor, single radiator and door to;

#### Open Plan Kitchen/diner/living room

Double glazed casement window to front and side elevation with double glazed French doors to rear elevation, fitted wall and base units with stainless steel one and a half bowl drainer sink, built-in double oven, four ring electric hob with extractor over, two radiators, door to;

#### WC

Two piece suite comprising low flush WC, pedestal wash basin, single radiator, extractor.

#### First Floor

##### Bedroom One

Double glazed casement windows to rear elevation, built in storage cupboard housing boiler, single radiator.

##### Landing

With single radiator.

#### Shower Room

Three piece suite comprising shower cubicle, pedestal wash basin, low flush WC, cupboard with space and plumbing for washing machine and tumble dryer, extractor, part tiled walls.

#### Bedroom Two

Double glazed casement windows to front elevation, single radiator.

#### Second Floor

##### Bedroom Three

Double glazed patio doors to lead onto the balcony, double glazed casement window to rear elevation, three piece suite comprising panelled bath with shower mixer tap, pedestal wash basin, low flush WC, two single radiators, eves storage cupboards.

#### Outside

The front elevation offers a small walled area with pedestrian gate. The side elevation offers a designated parking space as well as further visitor parking. The rear elevation offers a decked area leading to a shared communal garden area and bin store area.

#### Mobile

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

#### Broadband

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

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Council Tax

Band B

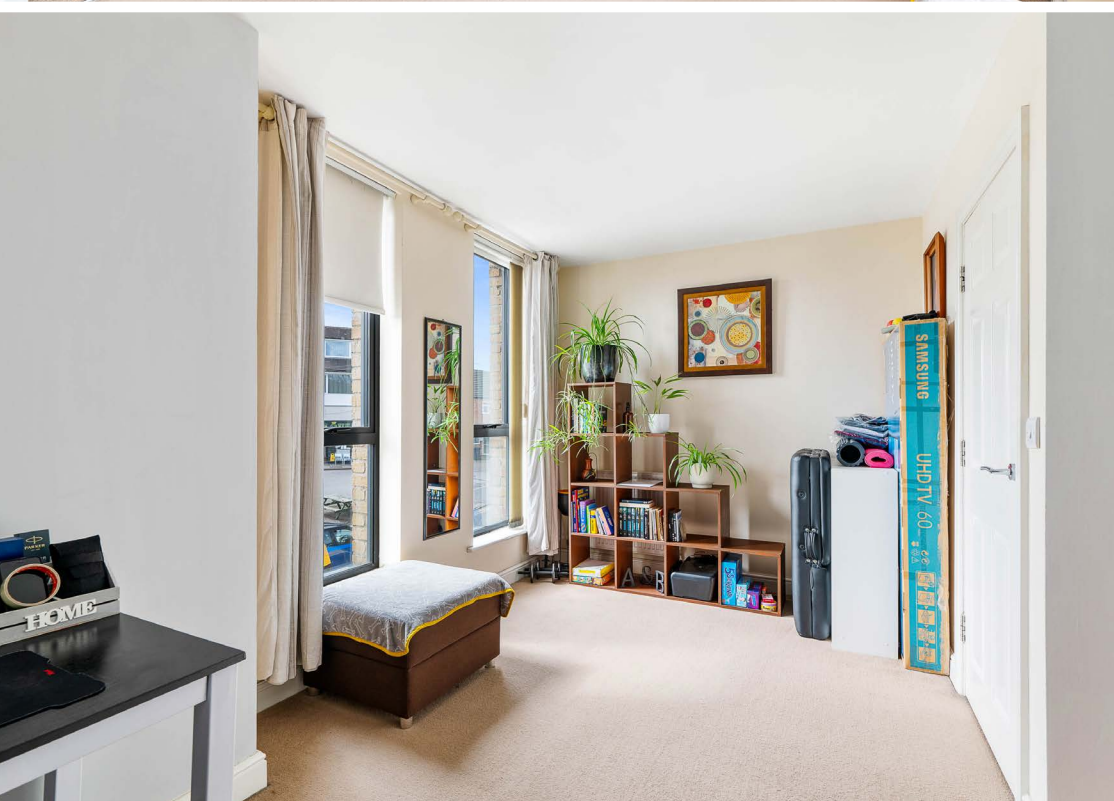
#### Service Charge

Please note the communal areas are managed by a management company called HLM and there is a service charge of £43.73 per month

#### Tenure & Possession

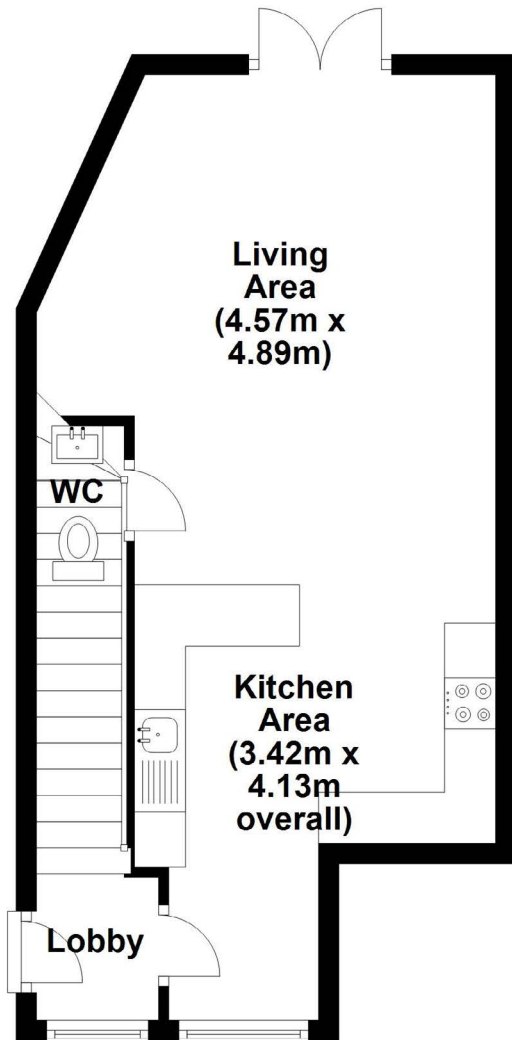
Freehold subject to the existing assured shorthold tenancy at £850 pcm.





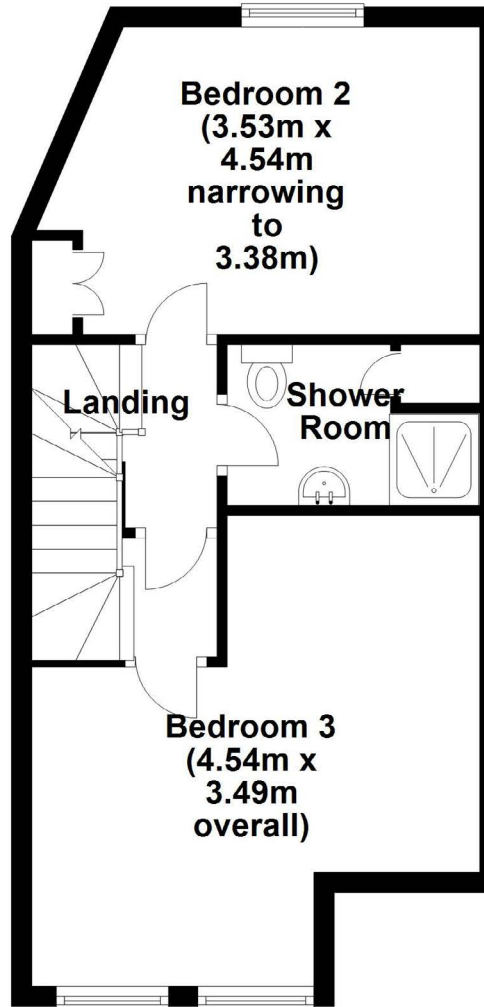
## Ground Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



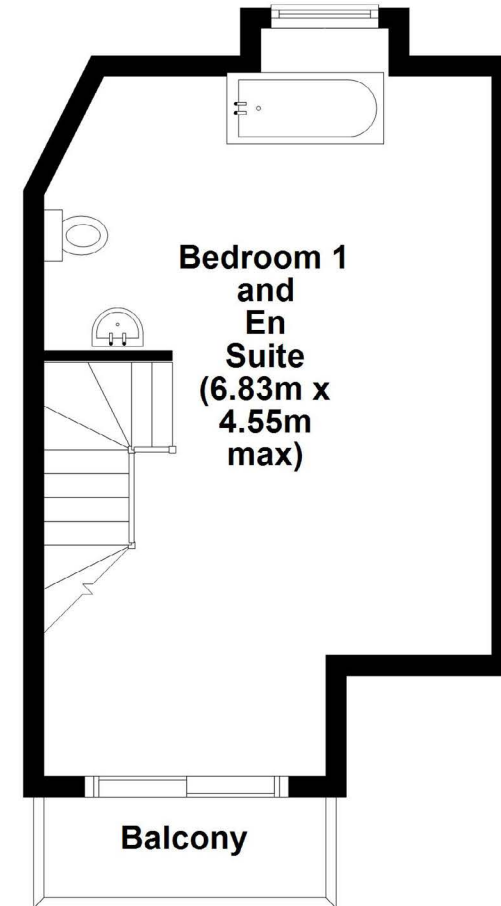
## First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



## Second Floor

Approx. 28.5 sq. metres (306.2 sq. feet)



Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

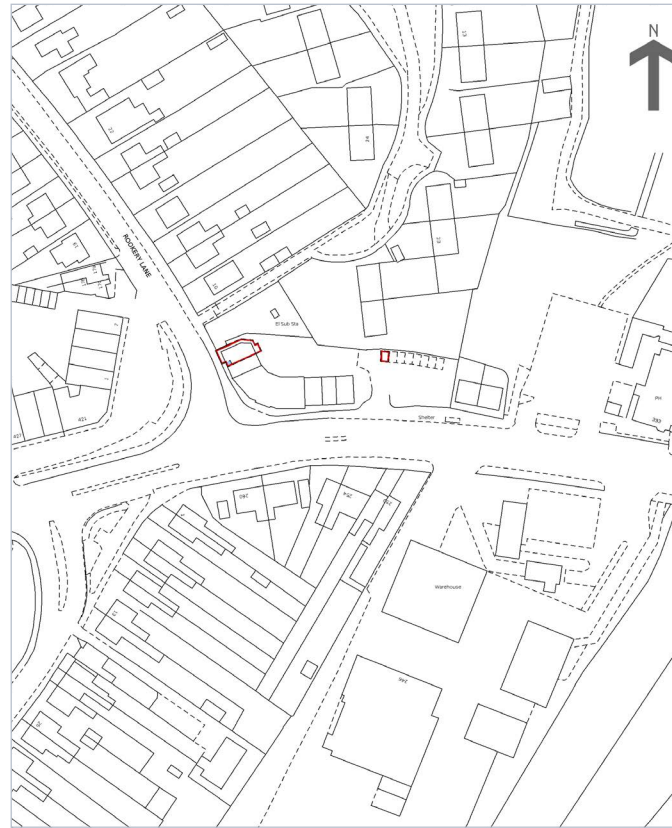












Energy performance certificate (EPC)																																		
4 Rookery Lane LINCOLN LN6 7PY	Energy rating <b>C</b>	Valid until: 29 April 2034																																
		Certificate number: 5634-9524-5300-0460-7272																																
Property type	End-terrace house																																	
Total floor area	107 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>90 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td>80 C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B		90 B	69-80	C	80 C		55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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**Directions - LN6 7PY**

Enter Lincoln on the A1434 Newark Road and proceed until you reach Rookery Lane. Turn left and the property can be found immediately on the right, however the communal car park is accessed of Newark Road.

<https://what3words.com/motion.grins.typical>

**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.

**Agent**

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lincolncitycentre@brown-co.com

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