



4 Rookery Lane,
Lincoln

BROWN & CO JH Walter



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 has been used as a long term buy to let investment, but is now offered with vacant possession.

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

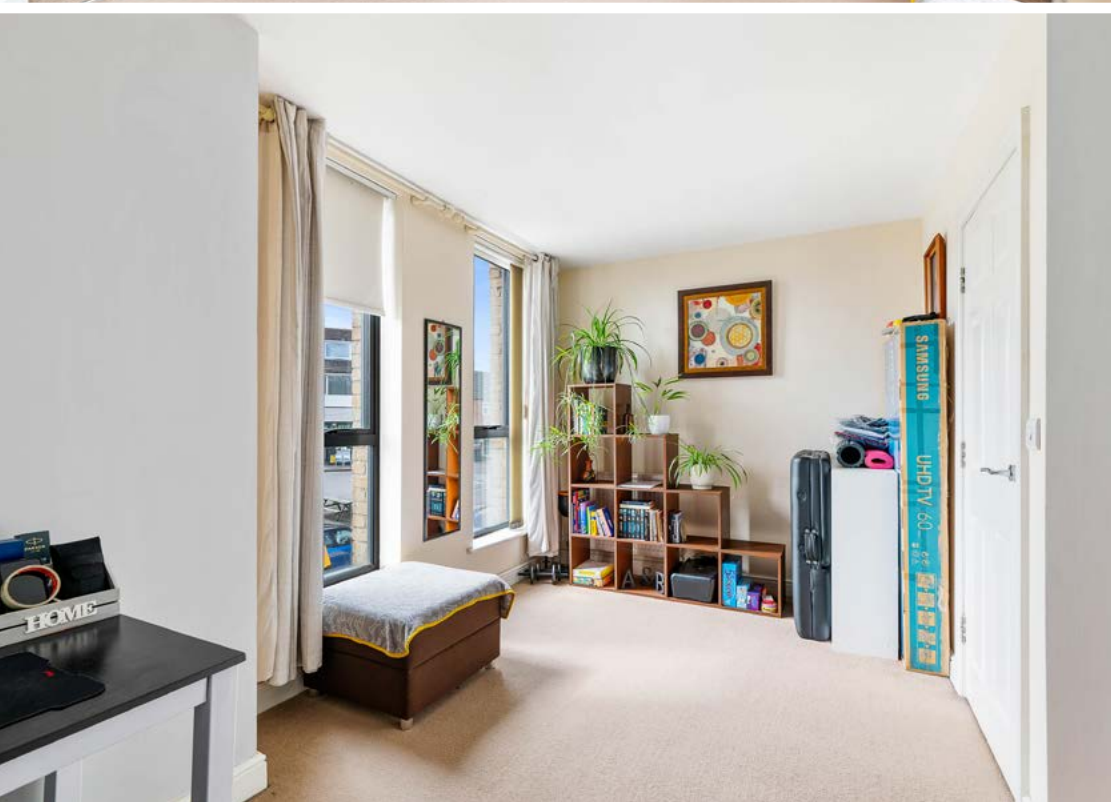
Band B

Service Charge

Please note the communal areas are managed by a management company called HLM and there is a service charge of £57.63 per month

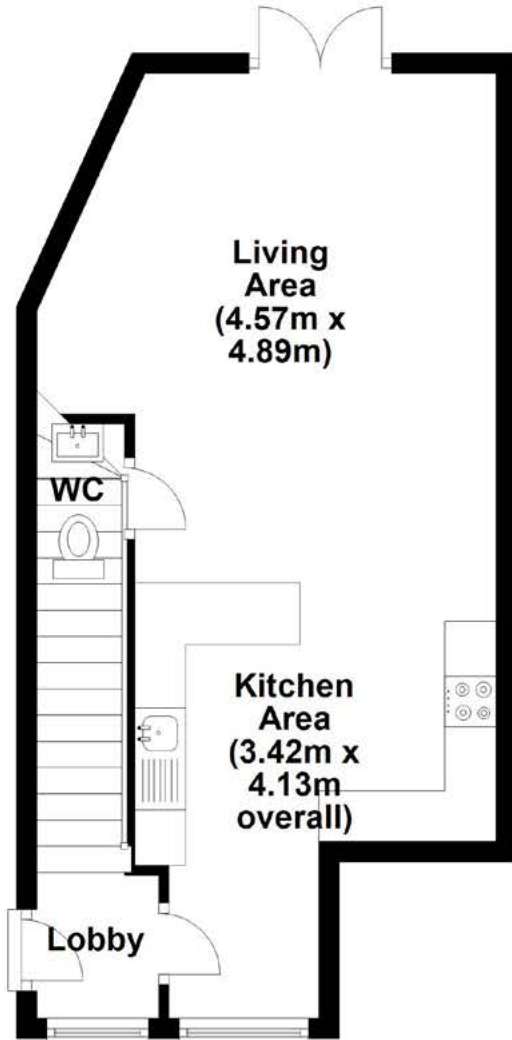
Tenure & Possession

Freehold with vacant possession.



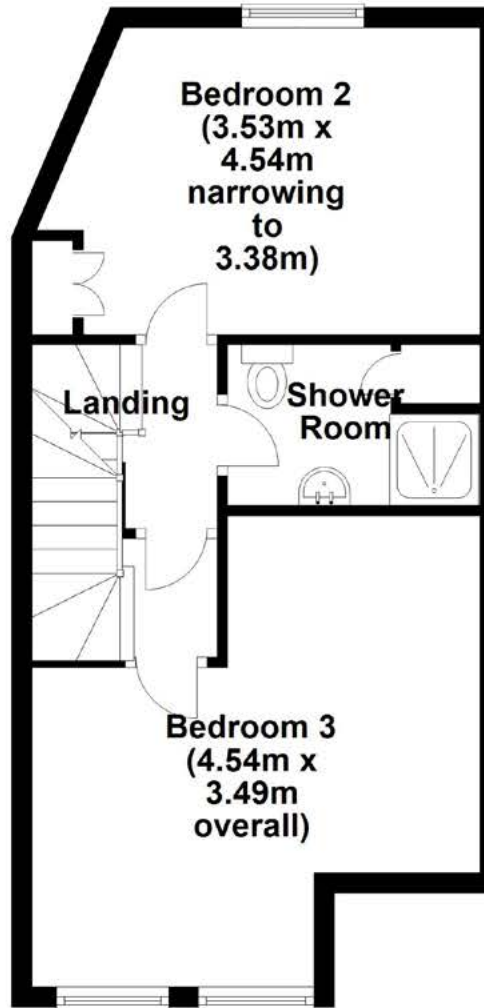
Ground Floor

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



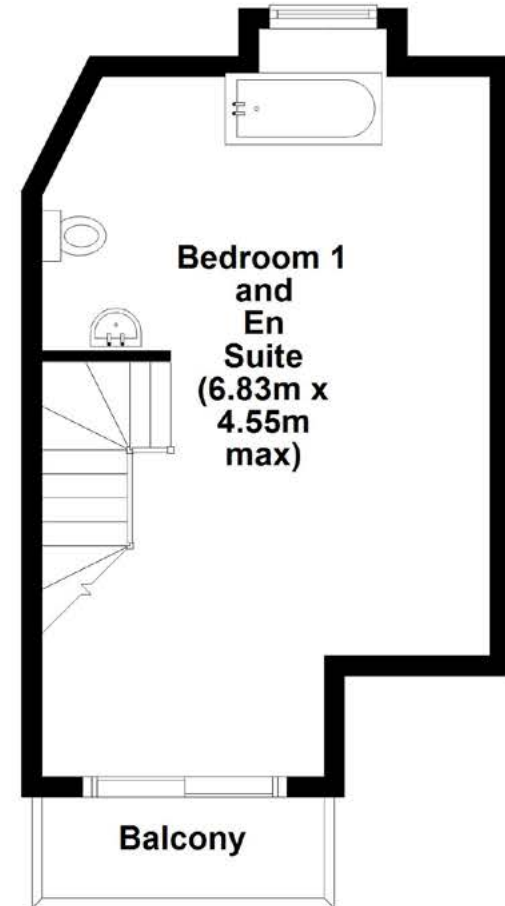
First Floor

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



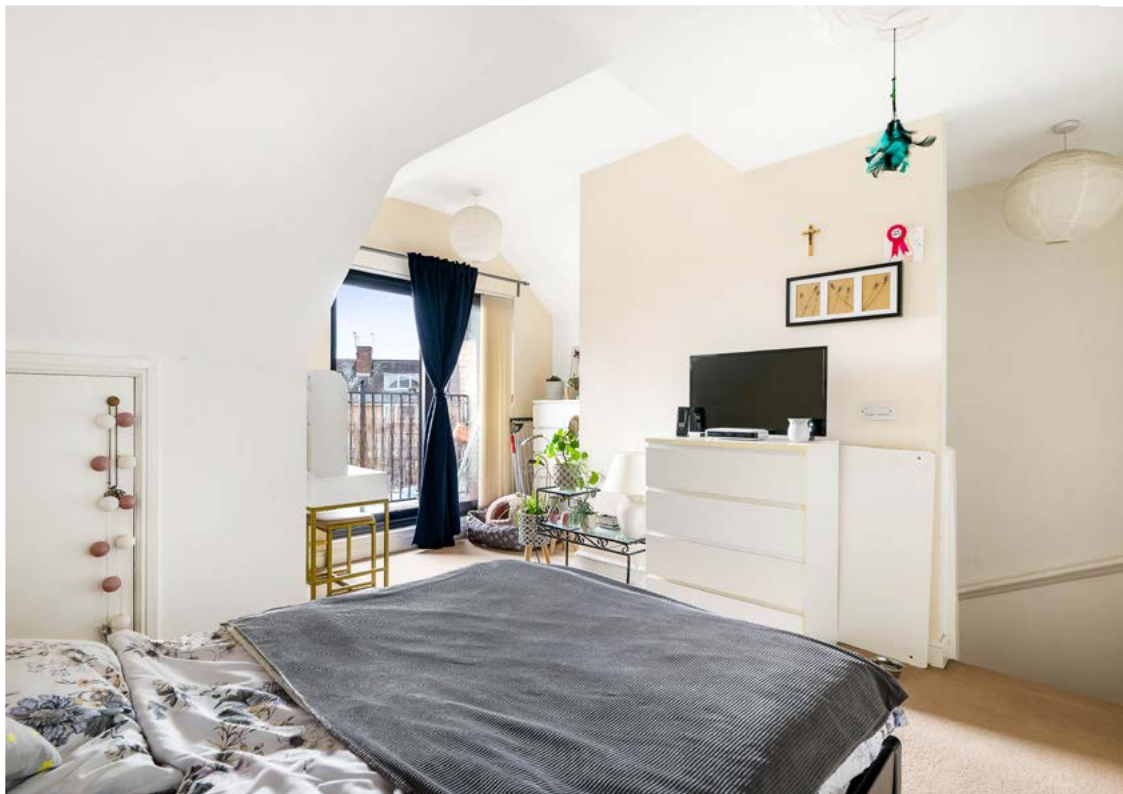
Second Floor

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

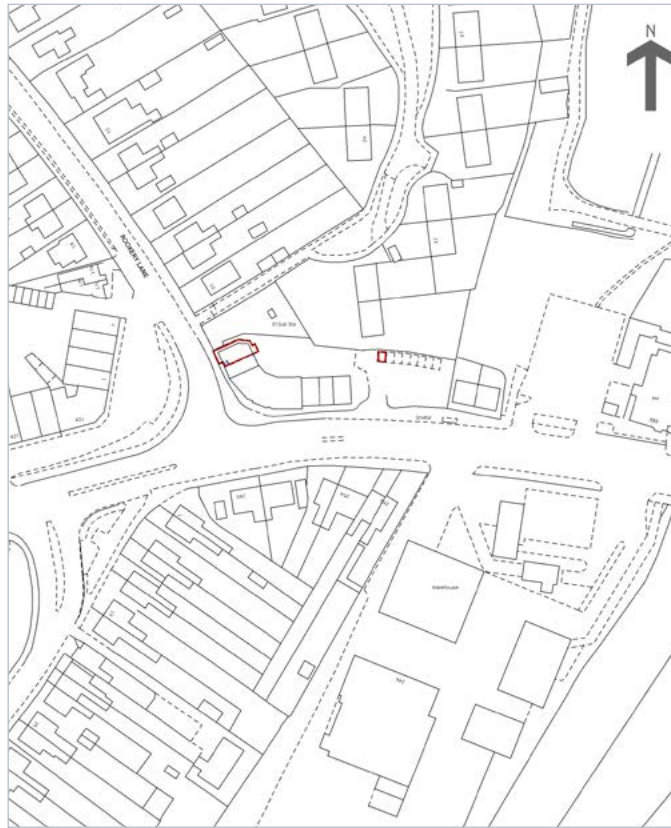


Total area: approx. 104.4 sq. metres (1124.1 sq. feet)

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







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 off 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.

Energy performance certificate (EPC)

4 Rookery Lane LINCOLN LN6 7PY	Energy rating C	Valid until: 29 April 2034
		Certificate number: 5634-9524-5300-0460-7272

Property type: End-terrace house

Total floor area: 107 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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