



71 Elsham Crescent
Lincoln

BROWN & CO JH Walter



71 Elsham Crescent, Lincoln

A spacious detached bungalow situated in the popular residential area of Doddington Park. The property comprises of an entrance hall, lounge opening into a dining area, kitchen, three bedrooms and a shower room. Outside are lawned gardens to the front and rear, driveway and detached double garage. The property is sold with no onward chain.



ACCOMMODATION

Entrance Hall

Entrance door to side, loft access, radiator.

Lounge

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

Dining Area

Double glazed window to front, radiator.

Kitchen

Double glazed window and entrance door to side, one and a half drainer sink, worktop, base and eye level storage units, integrated gas hob with extractor over, oven, spaces for fridge freezer and washing machine, wall mounted boiler, storage cupboard.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to side, radiator.

Shower Room

Double glazed window to side, WC, vanity wash basin, walk in shower with glazed screen.

Outside

To the front is a lawned garden and driveway which leads to a detached double garage. Gated access leads to an enclosed rear garden which is mainly laid to lawn.

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 and O2.

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.

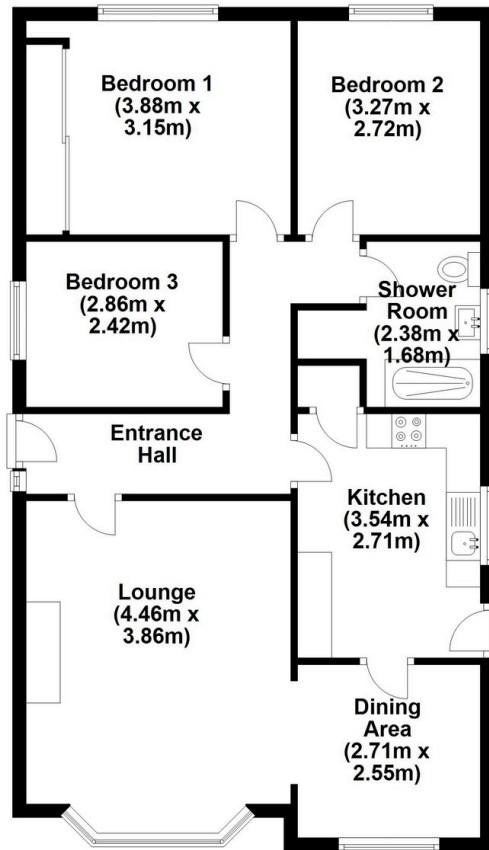
VIEWING PROCEDURE

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 / lincolncitycentre@brown-co.com

Ground Floor
Approx. 78.3 sq. metres (843.1 sq. feet)



Total area: approx. 78.3 sq. metres (843.1 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)

71 Elsham Crescent LINCOLN LN6 3YQ	Energy rating	Valid until: 1 May 2034
	D	Certificate number: 0124-3037-1205-5134-6200

Property type	Detached bungalow
Total floor area	80 square metres

Rules on letting this property

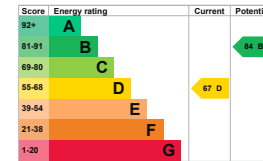
Properties can be let if they have an energy rating from A to E.

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

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. Particulars Dated

Brown&CoJHWalter
1 Mint Lane | Lincoln | LN1 1UD
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants