



# The White House

24 Lincoln Road, Fenton, Lincoln

**BROWN & CO** JH Walter



## The White House, 24 Lincoln Road, Lincoln

A Grade II listed property dating back to the mid 17th century with later additions and alterations. The spacious accommodation extends to around 2,932 sq ft and comprises two entrance halls, lounge, dining room, kitchen, utility and shower room to the ground floor. There are also two further rooms and a wc in the attached single storey range which could easily re-connect into the living space. The first floor offers three large double bedrooms and a family bathroom.

Outside the property has generous grounds which are mainly laid to lawn with mature trees, patio area and ample parking via the area of hardstanding.



### ACCOMMODATION

#### Entrance Hall

Double glazed casement window to front elevation, two double radiators, door to;

#### Shower Room

With electric shower, single radiator and extractor.

#### Kitchen

Double glazed casement window to front elevation, fitted wall and base units with stainless steel double sink and drainer, stairs to first floor, single radiator, archway to;

#### Utility

With space and plumbing for washing machine and tumble dryer.

#### Dining Room

Double glazed bay window to front elevation, cast iron fireplace which is currently covered over, double radiator, door to;

#### Entrance Hall

With stairs to first floor and door to basement storage room.

#### Lounge

Double glazed casement bay window to front elevation, double and single radiator, cast iron fireplace which is currently covered over.

#### Former Farm Office

A single storey range which is accessed via an outside door, but could easily be re-connected to the living accommodation.

#### Main Room

Double glazed casement window to front elevation, fitted base unit with stainless steel sink, two single radiators, door to;

#### Room One

Double glazed casement window to front elevation, double radiator, door to;

#### WC

Two piece suite comprising pedestal wash basin, mid flush wc, single radiator, fully tiled walls.

#### First Floor

#### Landing

With double glazed casement window to front elevation.

#### Bedroom One

Double glazed casement window to front elevation, door to walk in wardrobe, single radiator, door to landing.

#### Bedroom Two

Double glazed casement window to front elevation, single radiator.

#### Bedroom Three

Double glazed casement window to front and side elevation, single radiator.

#### Bathroom

Double glazed casement window to front elevation, three piece suite comprising panelled bath, mid flush WC, pedestal wash basin, loft access, part tiled walls.

#### Landing

with single radiator.





#### Outside

The property has generous grounds which are mainly laid to lawn with mature trees, patio area and ample parking via the area of hardstanding. The first section of driveway from the road will be a shared access.

#### Boiler Room

With oil fired boiler, fuse box and additional storage space.

#### Services

We understand the property offers mains water, electric, oil fired central heating and main sewer connections.

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Council Tax

Band C

#### Mobile

We understand from the Ofcom website there is limited mobile phone coverage so wi-fi calling is likely to be the best option.

#### Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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.

#### Agent

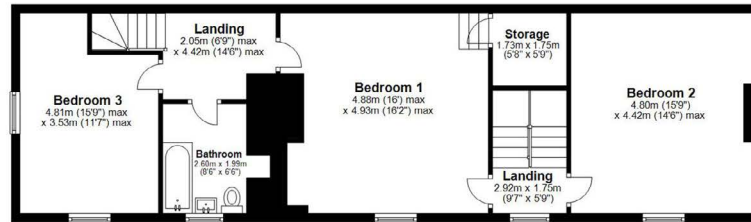
James Mulhall

01522 504304

[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

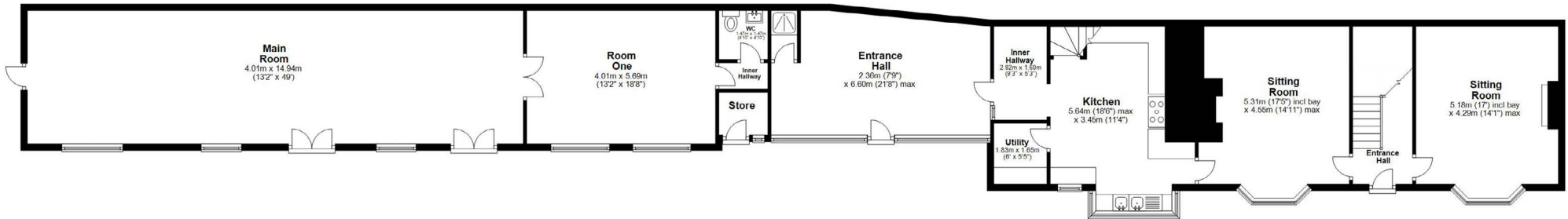
**First Floor**

Approx. 81.3 sq. metres (875.3 sq. feet)



**Ground Floor**

Approx. 191.2 sq. metres (2067.8 sq. feet)

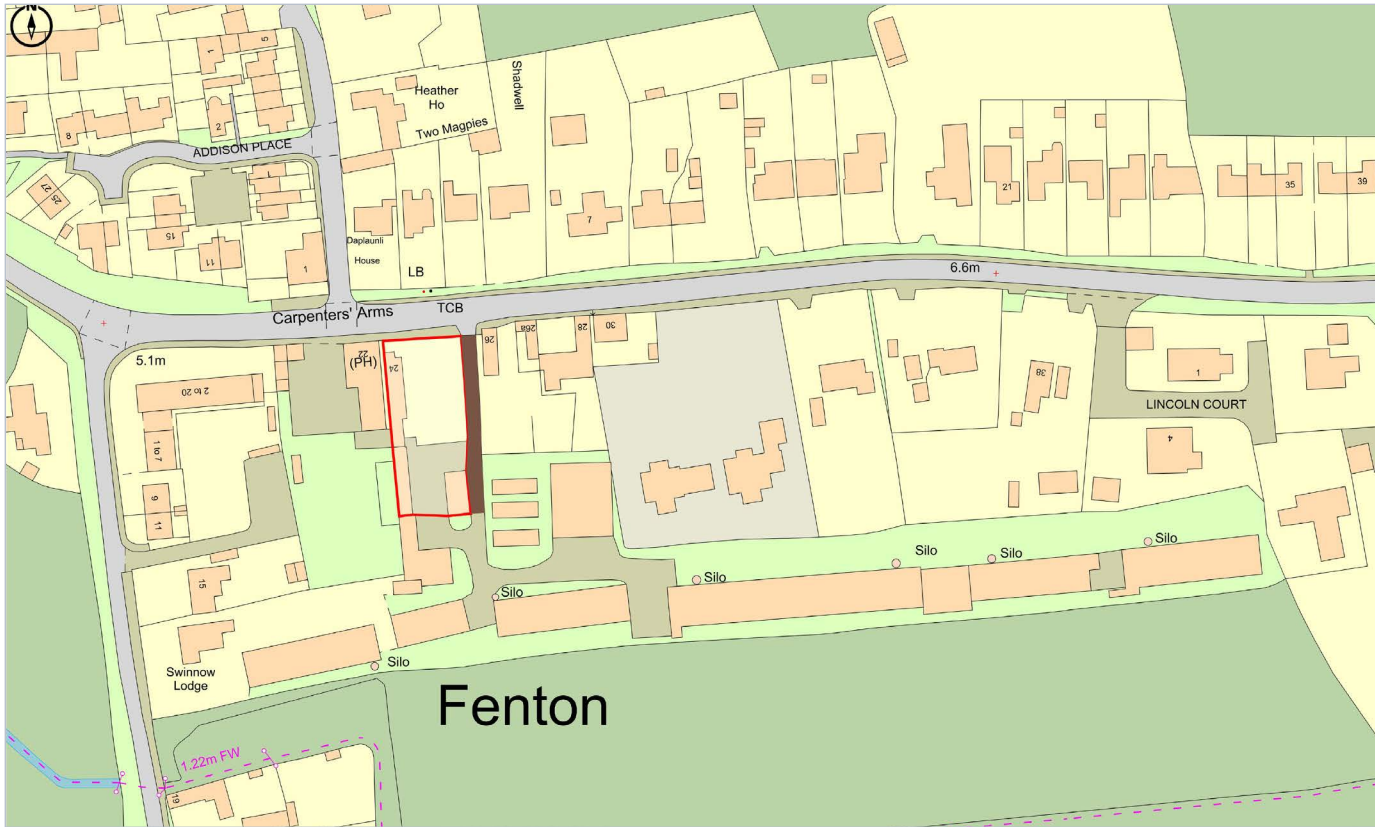


Total area: approx. 272.5 sq. metres (2932.9 sq. feet)

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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Plan produced using PlanUp.

24 Lincoln Road, Fenton





Fenton

#### Directions - LN1 2EP

From Lincoln follow the A57 towards Saxilby and then bare right at Drinsey Nook onto the A156. Stay on this road until you reach Fenton where the property can be found on the left just before the public house.

<https://what3words.com/homelands.dormant.satellite>

### Energy performance certificate (EPC)

24, Lincoln Road Fenton LINCOLN LN1 2EP	Energy rating	Valid until:	21 December 2028
	<b>E</b>	Certificate number:	8968-6422-7639-7482-2926

Property type	Detached house
Total floor area	194 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 E. It has the potential to be B.

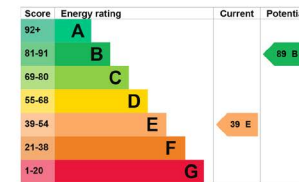
[See how to improve this property's energy efficiency.](#)

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

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