



4 Westbrooke Road  
Lincoln

**BROWN & CO** JH Walter



## 4 Westbrooke Road, Lincoln, LN6 7TB

A spacious semi-detached bungalow with generous rear garden situated in a popular residential area.

The property which is sold with no onward chain, comprises of an entrance hall, living room, kitchen, two double bedrooms and a bathroom. Outside is a driveway, garage and large rear garden.



### ACCOMMODATION

#### Entrance Hall

Front entrance door, radiator.

#### Living Room

Double glazed bay window to front, fire set to hearth with surround and mantle over, two radiators.

#### Kitchen

Double glazed windows to side and rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated four ring gas hob with oven below and extractor over, space for washing machine and fridge freezer, boiler, entrance door to side, radiator.

#### Bedroom One

Double glazed window to front, radiator.

#### Bedroom Two

Double glazed window to rear, built in cupboards, radiator.

#### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled flooring and walls.

#### Outside

The property is accessed via a driveway which leads to a detached garage. The front garden is gravelled, whilst gated side access leads to a large rear garden which is mainly laid to lawn.

#### TENURE & POSSESSION

Freehold and for sale by private treaty.

#### COUNCIL TAX

Band B

#### 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



## Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 4 Westbrooke Road<br>LINGSCLIN<br>LN6 7TB | Energy rating<br><b>D</b> | Valid until: 27 February 2033<br>Certificate number: 2180-3019-0202-6767-7200 |
|---|---------------------------|---|

Property type: Semi-detached bungalow

Total floor area: 65 square metres

### Rules on letting this property

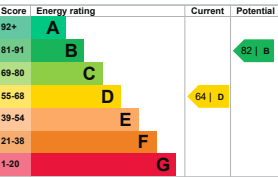
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

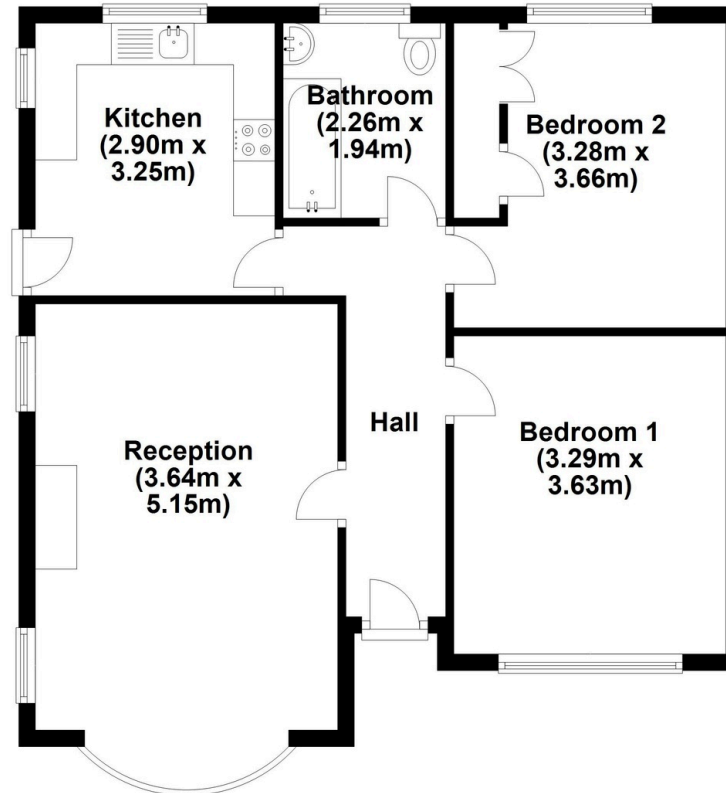
For properties in England and Wales:

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



## Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



Total area: approx. 66.6 sq. metres (717.3 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.

### 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 others 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**

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

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

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