



4 Manor Close
Lincoln

BROWN & CO JH Walter



4 Manor Close, Lincoln, LN2 1RL

A fantastic opportunity to acquire a spacious detached family home situated on a large plot within a quiet close in the highly sought after Uphill area of Lincoln.

The property which would benefit from a scheme of modernisation offers great potential for re-modelling or extending subject to the relevant planning consents. It currently comprises of an entrance hall, sitting room, study, kitchen, dining area and WC to the ground floor, along with four double bedrooms, bathroom and shower room to the first floor.

Outside to the front is a large lawn and driveway providing parking for several vehicles which leads to a double garage. To the rear is a large lawned rear garden which runs to the side and rear, patio area and a selection of mature trees providing privacy.



ACCOMMODATION

Entrance hall

Feature circular window to front elevation, stairs to first floor and access through to dining room, door to

Sitting Room

Single glazed windows to front and side elevation with further single glazed casement window to rear elevation, brick fireplace with electric fire, built-in shelving.

Study

Single ladies French doors to rear elevation, built-in shelving.

Dining Area

Single glazed casement window to rear elevation, stairs storage cupboard with shelving and single glazed window to front elevation, further storage cupboard.

Kitchen

Single glazed casement windows to rear and side elevation, fitted wall and base units with stainless steel double drainer sink, space and plumbing for washing machine and tumble dryer, built-in AEG

oven with four ring electric hob, tiled walls, electric heater, door to side elevation.

WC

Single glazed casement window to front elevation, two piece suite comprising mid flush WC and wash hand basin, part hard walls, Door to

Integral double garage

With up and over Door power and light, built-in shelving and workbench.

First floor

Landing

With single glaze windows to front elevation, loft access.

Bedroom one

Single glazed casement windows to front and rear elevation, built-in wardrobes.

Shower room

Three piece suite comprising shower cubicle, lifeless WC, pedestal wash basin, fully tiled walls and extractor fan.

Bedroom two

Single glazed casement window to rear elevation, built-in wardrobe.

Bedroom three

Single glazed casement window to rear elevation.

Bedroom four

Single glazed casement window to rear elevation.

Family bathroom

Single glazed casement windows to front elevation, three piece suite comprising panel bath with shower over, pedestal wash basin, lifeless WC, part tiled walls, large cupboard with shelving and hot water tank.

Outside

The front elevation offers a lawn garden with driveway and side access to the rear garden. The rear elevation is mainly laid to lawn with mature trees and planting, fence boundaries and a large patio area.



Services

Understand the property offers mains water, mains electric, mains gas which operates the hot air heating system and main sewer connections. I

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

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

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
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Energy performance certificate (EPC)

4 Manor Close LINCOLN LN2 1RL	Energy rating E	Valid until: 20 August 2034
		Certificate number: 0334-5028-4400-0346-1292

Property type	Detached house
Total floor area	174 square metres

Rules on letting this property

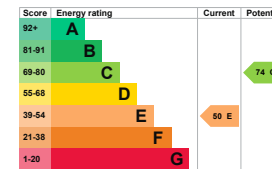
Properties can be let if they have an energy rating from A to E.

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 C.

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



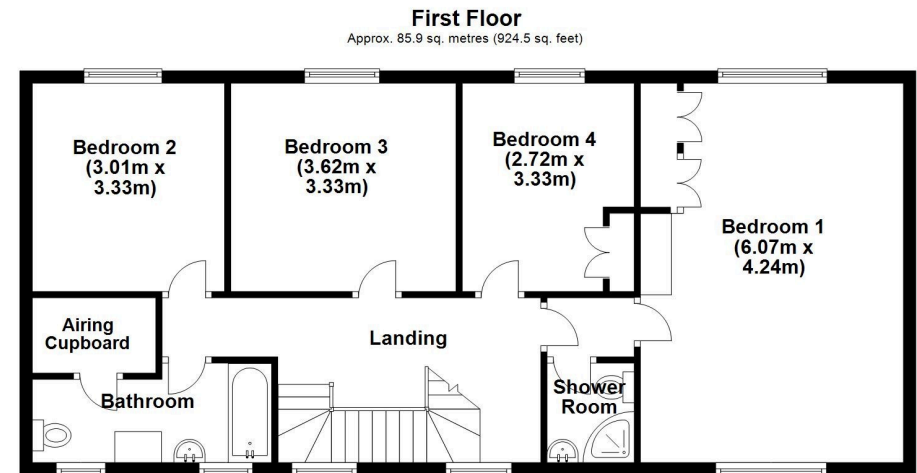
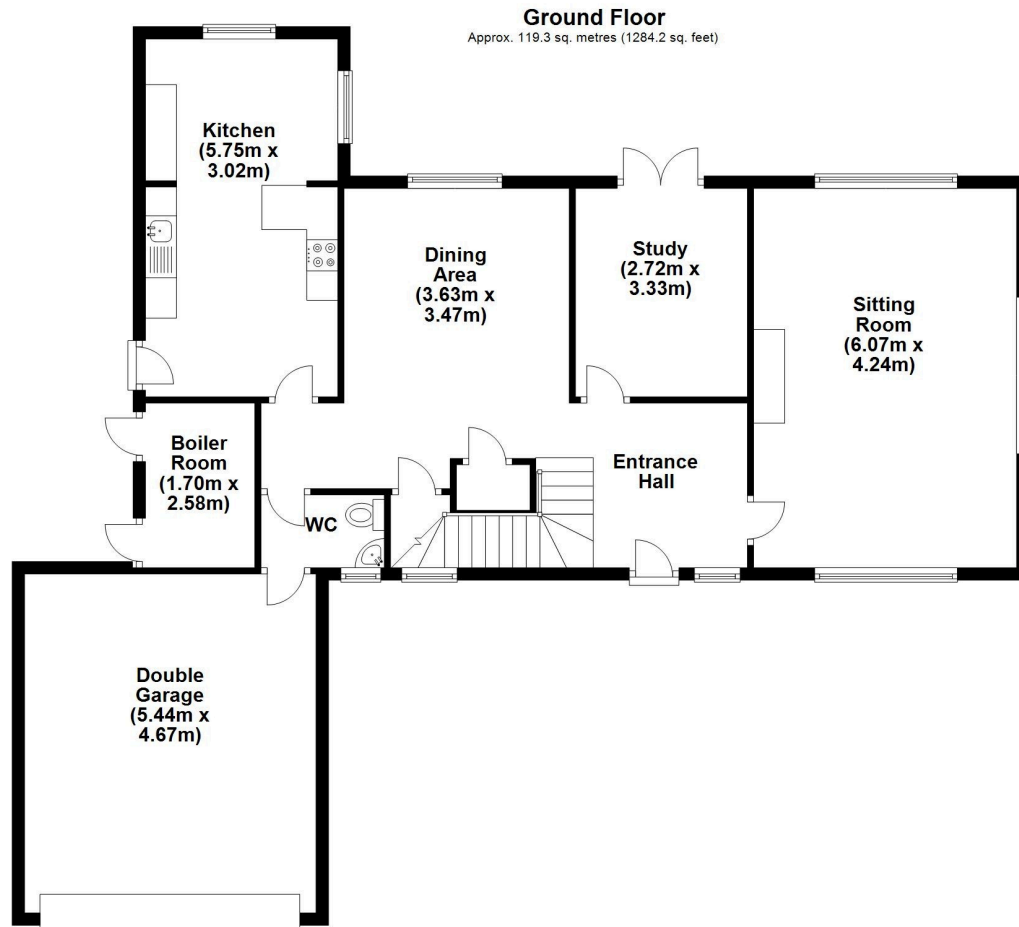
The graph shows this property's current and potential energy rating.

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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