



1 Kingfisher Close
Lincoln

BROWN & CO JH Walter



1 Kingfisher Close, Lincoln, Lincolnshire, LN6 0JW

An extended semi-detached house occupying a generous corner plot in a popular residential area with good local amenities.

The property comprises of an entrance hall, WC, kitchen, living room, dining room and utility to the ground floor, along with master bedroom with en-suite, two further bedrooms and bathroom to the first floor.

Outside the property has a driveway to the front along with lawned gardens running to the front, side and rear of the property.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to side, stairs rising to first floor.

Utility

Double glazed window to front, worktop, space and plumbing for washing machine and tumble dryer.

Kitchen

Double glazed window to rear, one and a half drainer sink, worktops, matching base and eye level storage units, breakfast bar, space for range cooker with extractor over, integrated fridge freezer and dishwasher.

Lounge

Double glazed window to front, wood burning stove inset to fireplace, radiator, opening into:

Dining Area

Bi folding doors opening to rear garden, roof lantern, underfloor heating.

WC

Double glazed window to side, WC, wash basin, underfloor heating.

First Floor

Landing

Double glazed window to rear, airing cupboard.

Bedroom One

Double glazed window to front, radiator.

En Suite

Shower cubicle, WC, vanity wash basin.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Two double glazed windows to rear, free standing roll edge bath tub, vanity wash basin, WC, radiator.

Outside

The property is situated on a generous corner plot and has a driveway along with lawned gardens to the front. Gated side access leads to an enclosed rear garden mainly laid to lawn with patio area and garden shed.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

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 10000 Mbps and an upload speed of 10000 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

Energy performance certificate (EPC)		
1 Kingfisher Close LINCOLN LN6 0JW	Energy rating	Valid until: 3 October 2034
	D	Certificate number: 6234-2620-4409-0054-2206

Property type	End-terrace house
Total floor area	103 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 C.

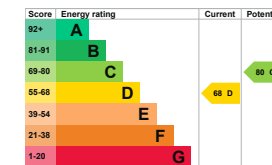
[See how to improve this property's energy efficiency.](#)

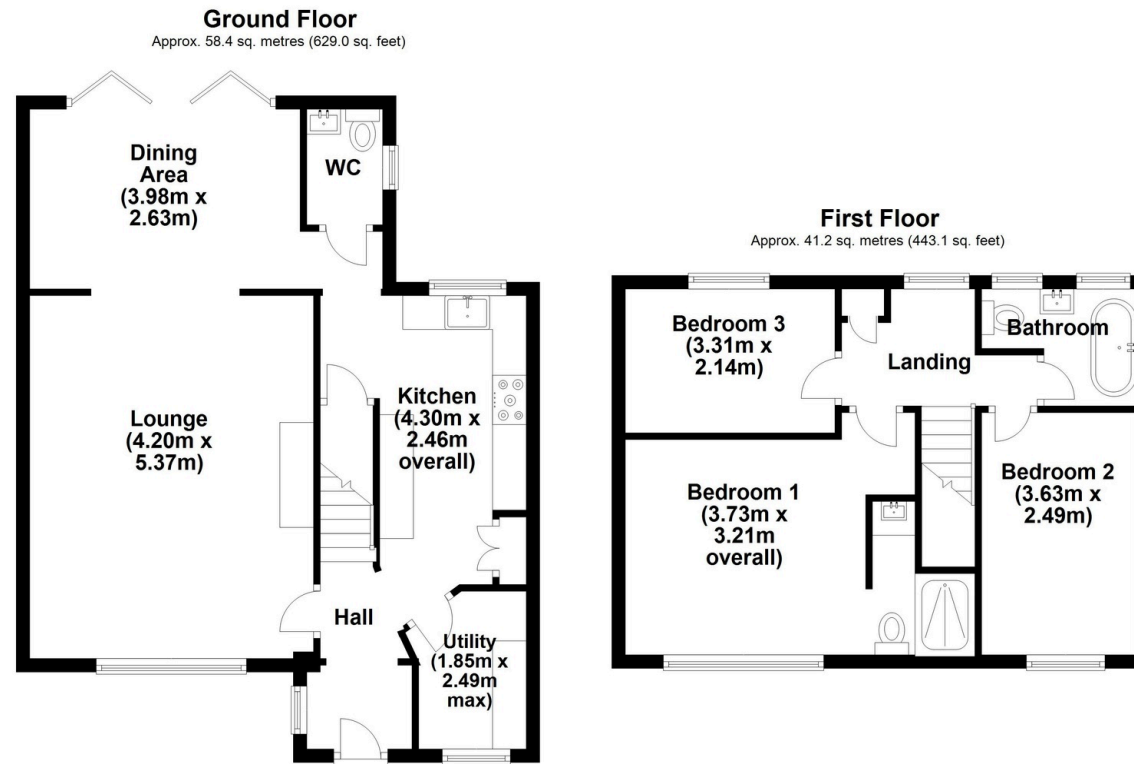
The graph shows this property's current and potential energy rating.

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





Total area: approx. 99.6 sq. metres (1072.1 sq. feet)

The marketing plan/s 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 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

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