



81 Yarborough Crescent  
Lincoln

**BROWN & CO** JH Walter







## 81 Yarborough Crescent, Lincoln, Lincolnshire, LN1 3NE

A spacious and excellently presented semi-detached house, located in a prime area of Uphill Lincoln.

The property comprises of an entrance porch, hallway, WC, open-plan living / dining room which opens into a stunning kitchen / dining room and utility to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front is a large driveway providing parking for several vehicles and leads to a garage and to the rear is a low-maintenance enclosed garden.



### ACCOMMODATION

#### Ground Floor

##### Entrance Porch

Front entrance door, door opening into:

##### Entrance Hall

Double glazed window to side, stairs rising to first floor, under stairs storage cupboard, radiator.

##### WC

Double glazed window to side, WC, pedestal wash basin, radiator.

##### Living Room

Double glazed bay window to front, open fire place with mantle above, radiator, opening into:

Dining Room Opening into:

##### Kitchen / Breakfast Room

Double glazed window and bi-folding doors to rear, two Velux windows, double ceramic sink, Quartz worktops, range of base and eye level storage units, integrated oven and fridge freezer, central island with electric hob, two vertical radiators.

#### Utility

Double glazed window and side entrance door, stainless steel sink, worktop, base and eye level storage units, space and plumbing for washing machine, wall mounted boiler, radiator.

#### First Floor

##### Landing

Double glazed window to side, loft access.

##### Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

##### Bedroom Two

Double glazed window to rear, fitted wardrobes, radiator.

##### Bedroom Three

Double glazed window to front, radiator.

#### Bathroom

Double glazed windows to both side and rear, WC and vanity wash basin unit, walk in shower enclosure, bath with shower attachment.

#### Outside

To the front the property is accessed via a driveway providing parking for several vehicles and leading to a garage with up and over door to front and double doors opening to the rear garden. To the rear is a generous enclosed, low-maintenance garden which is predominantly covered in bark chippings along with gravelled areas and a paved patio.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band D

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, 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 100 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)

81, Yarborough Crescent  
LINCOLN  
LN1 3NE

Energy rating

D

Valid until:

9 July 2027

Certificate number:

0068-8072-6223-4073-3944

Property type

Semi-detached house

Total floor area

106 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.](#)

Score

Energy rating

Current

Potential

92+

A

83 B

81-91

B

69-80

C

55-68

D

64 D

39-54

E

21-38

F

1-20

G

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:

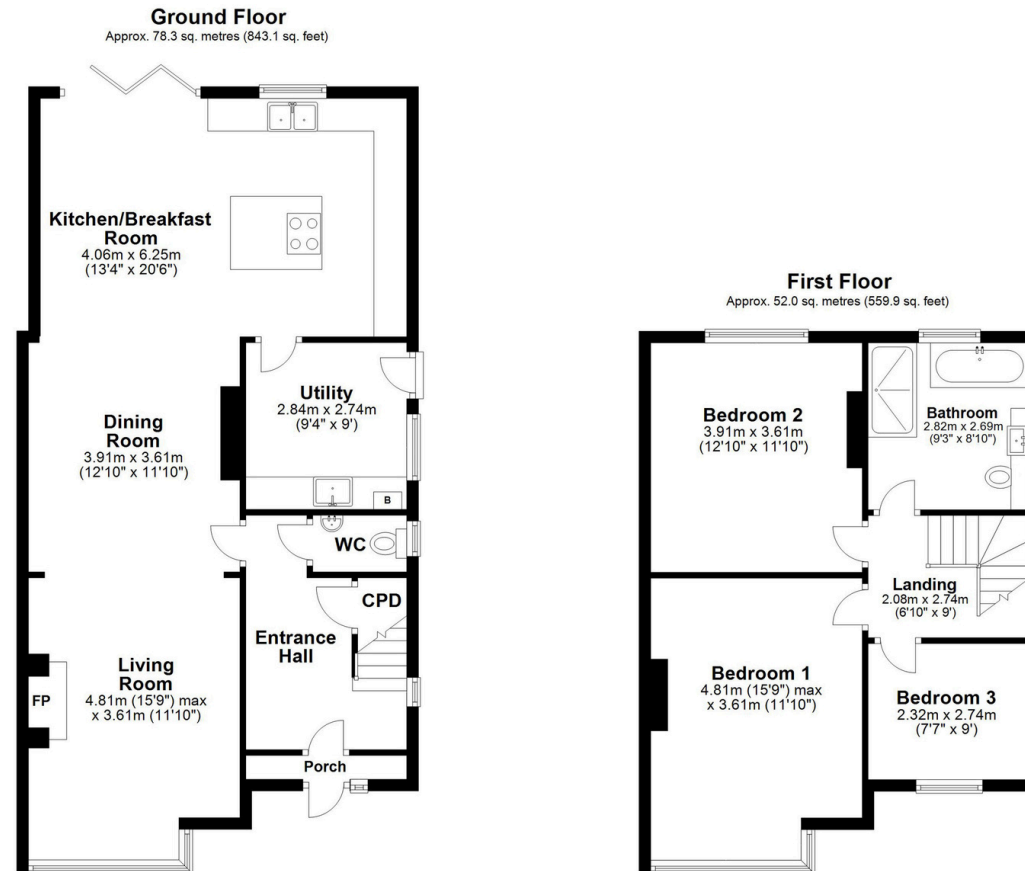
the average energy rating is D

the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/0068-8072-6223-4073-3944?print=true

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Total area: approx. 130.3 sq. metres (1403.1 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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Property and Business Consultants