



9 Winniffe Gardens  
Lincoln

**BROWN & CO** JH Walter







## 9 Winniffe Gardens, Lincoln, LN2 4RP

An extended semi-detached house situated in the popular area of Glebe Park within easy reach of Lincoln and with excellent local amenities.

The property offers spacious living accommodation comprising of an entrance hall, WC, living room, dining room, kitchen and porch to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front is a generous driveway which leads to a detached garage. To the rear is a pleasant, enclosed landscaped garden.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Entrance door to side elevation, stairs rising to first floor.

#### WC

WC, wash basin.

#### Dining Room

Double glazed windows to side and rear, double glazed French doors opening to rear garden, radiator, opening into:

#### Kitchen

Double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker and fridge freezer, space and plumbing for washing machine,

#### Lounge

Double glazed window to front, gas fire set to hearth with decorative surround and mantle over, radiator.

#### Front Porch

Entrance door and double glazed windows, storage cupboard.

### First Floor

#### Landing

Double glazed windows to front and side, loft access, airing cupboard, storage.

#### Bedroom One

Double glazed windows to front, fitted wardrobes, radiator.

#### Bedroom Two

Double glazed window to rear, radiator.

#### Bedroom Three

Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain.

### Outside

To the front is a spacious driveway providing ample off street parking with gated access leading to a garage. To the rear is a landscaped garden which is mainly paved with decorative shrubs, a pergola and shed.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### 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 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  
01522 504304  
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)			
9 Winniffs Gardens LINCOLN LN2 4RP	Energy rating <b>C</b>	Valid until:	16 May 2035
		Certificate number:	9610-3050-1205-4105-5200

Property type	Semi-detached house
Total floor area	90 square metres

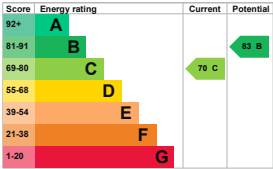
Rules on letting this property

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 C. 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:

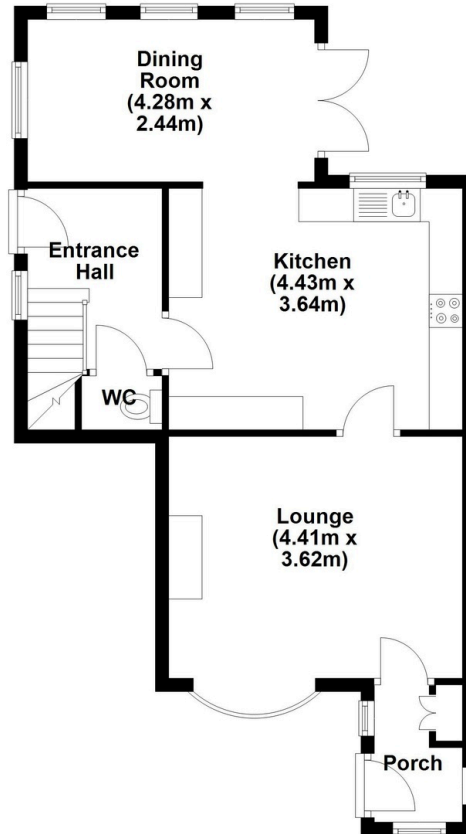
the average energy rating is D  
the average energy score is 60





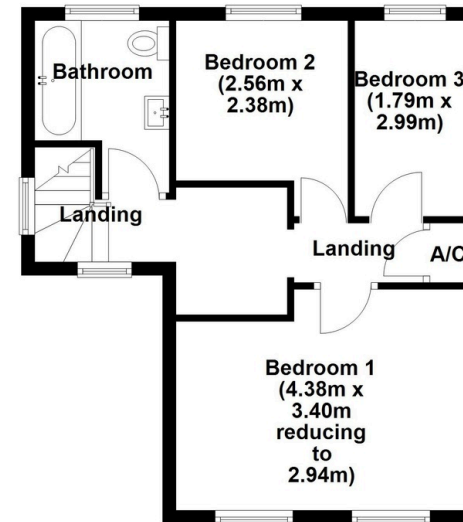
### Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 94.3 sq. metres (1014.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is 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

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