



62 Shearwater Road
Lincoln

BROWN & CO JH Walter



62 Shearwater Road, Lincoln, LN6 0XA

A spacious detached bungalow situated in a popular residential area and sold with no onward chain.

The property benefits from well presented accommodation comprising of an entrance porch, hallway, living room, dining room, kitchen, three bedrooms, garden room and family bathroom.

Outside to the front is a large driveway which leads to a garage with electric roller door, the front garden is paved with decorative gravel and gated side access leads to a private rear garden with a patio, decorative gravel, shrubs and a garden shed.



ACCOMMODATION

Entrance Porch

Entrance door, door opening into:

Hallway

Loft access, airing cupboard housing hot water cylinder and shelving, radiator.

Living Room

Double glazed bay window to front, electric fire with surround and mantle over, radiator, opening into:

Dining Room

Double glazed bay window to front, radiator.

Kitchen

Double glazed bay window to side, stainless steel drainer sink, preparation worktops, base and eye level storage units, spaces for cooker, fridge freezer and washing machine, further storage cupboard, tiled walls, radiator, door leading to side porch.

Side Porch

Double glazed windows and entrance door.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to side, radiator.

Bedroom Three

Double glazed window to side, sliding doors opening into garden room, radiator.

Garden Room

Double glazed windows and French doors opening to rear garden.

Bathroom

Double glazed window to side, bath with wall mounted shower unit over and glazed shower screen, WC, pedestal wash basin, radiator.

Outside

To the front is a long driveway which leads to a garage with electric roller door and personnel door leading to rear garden. The front garden is paved with decorative gravel whilst gated side access leads to a private rear garden with patio area, decorative gravel, decorative shrubs and garden shed.

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 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.

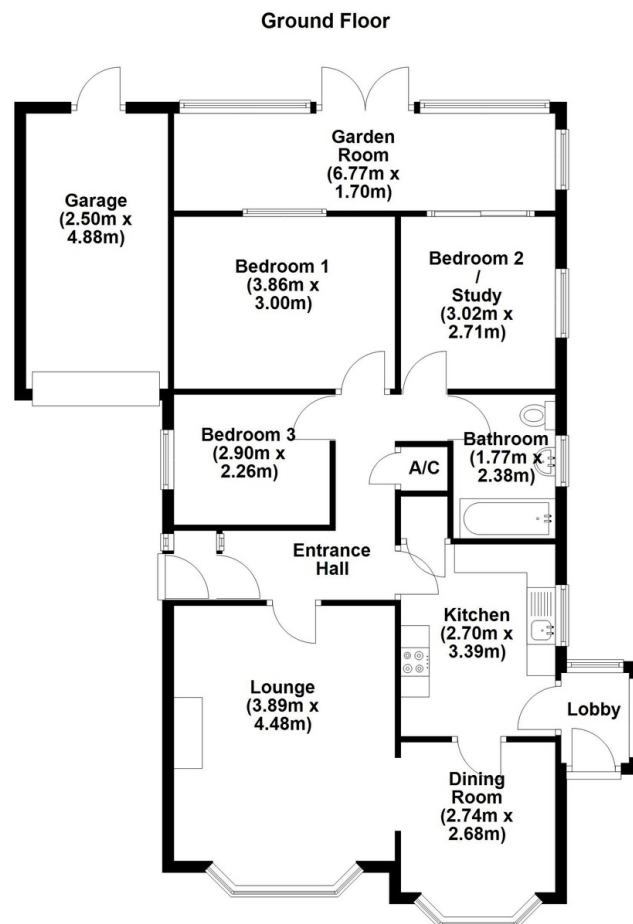
AGENT

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Total area: approx. 105.0 sq. metres (1130.6 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.

Energy performance certificate (EPC)		
62 Shearwater Road LINCOLN LN6 0XA	Energy rating E	Valid until: 16 July 2035
		Certificate number: 0310-2023-9530-2895-4261

Property type	Detached bungalow
Total floor area	92 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.

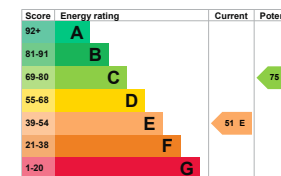
[See how to improve this property's energy efficiency.](#)

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

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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