



- Semi-Detached House
- 3 Bedrooms
- Modern Open Plan Living
- Built In 2020 By Chestnut Homes
- Non-Overlooked Landscaped Garden
- High EPC Rating: 84B
- 2 Miles To Lincoln City Centre
- Immaculately Presented Throughout

Westbrooke Place, Lincoln, LN6 7GS  
£245,000



Located on the award-winning LN6 Development, this spacious and beautifully presented three-bedroom semi-detached home was built in 2020 by the highly regarded local builders, Chestnut Homes. This property represents the larger of the two-storey semi-detached designs on the development, offering generous proportions, modern interiors, and an impressive level of finish throughout. With an excellent EPC rating of B (84), this home benefits from strong energy efficiency and lower running costs. Lovingly maintained and thoughtfully upgraded by its first and only owners, it features several bespoke touches and enhanced design details. The ground floor enjoys a bright and airy open-plan layout, with a stylish kitchen flowing into a spacious lounge/dining area measuring 15'7" x 17'3" – perfect for modern family living and entertaining. A standout feature of the home is the sizeable downstairs WC, which includes bespoke cabinetry and has been designed with the potential to accommodate a shower, further supporting accessibility needs. Upstairs, the welcoming landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from a built-in wardrobe, bedroom two is also a double and overlooks the rear garden, and bedroom three is currently arranged as an ideal home office, perfect for remote working. The rear garden is a true highlight: non-overlooked and recently landscaped, it features an extended patio, decking area, raised planters, and attractive perimeter lighting, creating a superb atmosphere for relaxation and entertaining. Further benefits include driveway parking for two vehicles and access to well-maintained communal areas, which come with an annual maintenance charge of approximately £130 per annum. The property is ideally positioned for access to the Boultham Park area, offering beautiful green spaces, lakeside walks, a cafe, and recreational facilities. A wide range of local amenities, including supermarkets, cafes, healthcare services, and leisure options, are within easy reach. The area is well served by reputable primary and secondary schools, making it a strong choice for families. Excellent public transport links provide convenient routes into Lincoln city centre and surrounding areas, while nearby road connections offer straightforward commuting options. Council tax band: B. Freehold.



## Kitchen

A range of eye and base level units with upgraded worktops and upstands, glass splashbacks, space and plumbing for a washing machine and a freestanding dishwasher, space for a fridge freezer, an integral oven, a 4-ring gas hob and extractor hood over, a composite front door entry to the front aspect, a radiator, and stairs rising to the first floor. Access to the lounge diner, and access downstairs WC.

## Downstairs WC

4' 11" x 6' 9" (1.50m x 2.06m)

Comes with bespoke cloak cabinetry and shoe storage, a vanity unit with handwash basin unit and a low-level WC, an extractor fan, a uPVC double-glazed obscured window to the front aspect, and a radiator. WC was designed to accommodate a shower to support accessibility needs with provisions for a shower.

## Lounge Diner

15' 7" x 17' 3" (4.75m x 5.25m)

Two radiators, French doors to the rear aspect overlooking the rear garden, an understairs storage cupboard, a uPVC double-glazed window to the side aspect with designated lounge and dining spaces.

## First Floor Landing

7' 8" x 13' 2" (2.34m x 4.01m)

Access to bedrooms and a first-floor bathroom. Boiler cupboard with a gas central heating Potterton combination boiler. An additional cupboard over the stairs. Loft access - partially boarded on legs, insulated, no ladder.

## Bedroom 1

13' 11" x 9' 1" (4.24m x 2.77m)

Having a uPVC double-glazed window to the front aspect, a radiator, a built-in wardrobe with mirror-effect sliding doors, and a thermostat control for the first floor.

## Bedroom 2

13' 1" x 9' 1" (3.98m x 2.77m)

Having a uPVC double-glazed window to the rear aspect overlooking the garden, space for wardrobes, and a single radiator.

## Bedroom 3

7' 7" x 6' 9" (2.31m x 2.06m)

Having a uPVC double-glazed window to the front aspect, a radiator, a feature wood panelled wall, and cabinetry. Fixed worktop and power sockets - perfect for remote working and home office.

## Bathroom

8' 0" x 6' 7" (2.44m x 2.01m)

Three-piece suite comprising a panelled bath with a shower over and tiled surround, a low-level WC, vanity hand wash basin unit, a radiator, an extractor unit, and a uPVC double-glazed obscured window to the rear aspect.

## Outside Rear

Enclosed garden with fenced perimeters, upgraded and extended patio area, a recently upgraded garden with a timber decking area, raised planters, a shed with access to drainage, external water, and a power source. Mostly laid to lawn with gated access leading to the front of the property.

## Outside Front

Driveway parking for 2 vehicles. Pathway leading to front door entry and mature flowerbed.

## Agents Note 1

The property comes with an annual maintenance charge for communal areas; it fluctuates year on year, however, we have been informed by the seller that it has been £130 per annum for the last 2 years.

## Agents Note 2

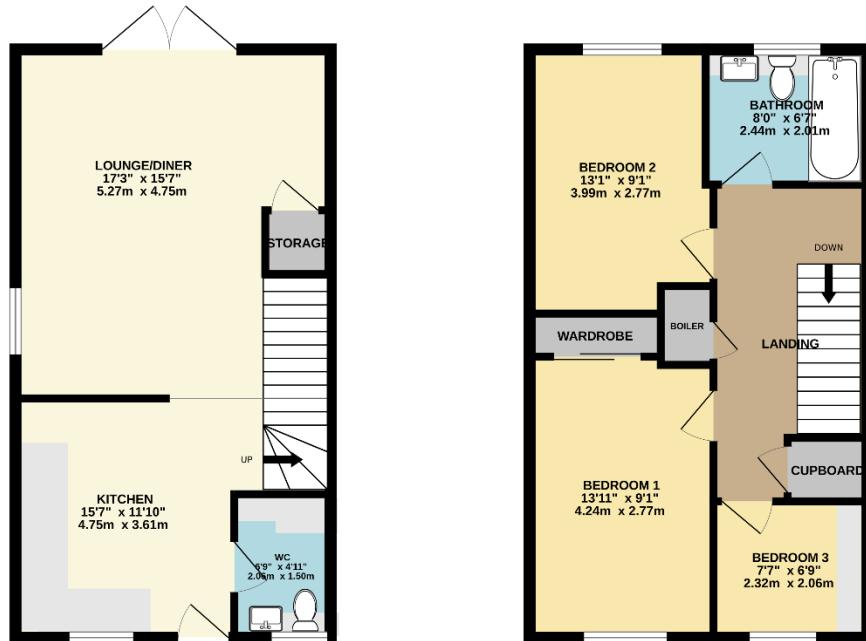
The property currently has internet with BT providing superfast broadband.





GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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