







## welcome to

# The Ropery, Lincoln

\*\* NO ONWARD CHAIN \*\* Situated in the highly sought after Lincoln City Centre is this modern and well presented three bedroom townhouse boasting local access to a wealth of amenities, double bedrooms, en suite to the master bedroom, generous balcony and private off road parking!













#### **Entrance Hall**

With stairs leading to the ground floor, laminate flooring and radiator

### Kitchen / Living Area

20' x 21' 8" ( 6.10m x 6.60m )

Having a double glazed window to the front, double glazed door to the rear opening to balcony, a modern fitted kitchen in a range of wall and base units with inset one and a half bowl sink and drainer, gas hob, electric oven, integral dishwasher, TV point and radiator

#### **Bedroom One**

13' 9" x 11' 3" ( 4.19m x 3.43m )

With a double glazed window to the rear, walk in wardrobe, carpet flooring, TV point and radiator

#### **En Suite**

Bath with fitted over bath shower, wc, wash hand basin and tiling to the walls and floor

#### **Bedroom Two**

9' 7" x 13' 5" ( 2.92m x 4.09m )

With a double glazed window to the front, carpet flooring, TV point and radiator

#### **Bedroom Three**

10' x 8' 6" ( 3.05m x 2.59m )

With a double glazed window to the rear, carpet flooring, TV point and radiator

#### **Bathroom**

Bath with fitted over bath shower, wc, wash hand basin, tiling to the floor and radiator





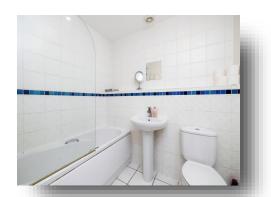
## welcome to

## The Ropery, Lincoln

- MODERN AND WELL PRESENTED TOWNHOUSE
- PRIME CITY CENTRE LOCATION
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/LIVING AREA & DOUBLE BEDROOMS
- PRIVATE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

# £330,000









view this property online williamhbrown.co.uk/Property/LCR120064



Property Ref: LCR120064 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1FW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.