

Woodstock Street, Lincoln LN1 1PT



welcome to

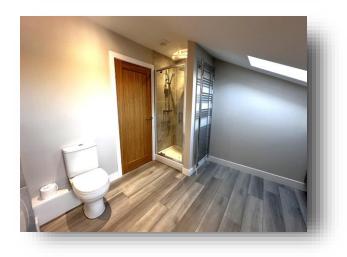
Woodstock Street, Lincoln

Early viewing is essential for this beautifully presented town house situated within the ever popular West End of Lincoln. Enjoying no onward chain, modern accommodation throughout, fully enclosed rear garden, allocated parking and three generous double bedrooms.













Entrance Hall

With double glazed door to the front and stairs rising to first floor.

Downstairs Wc

With wc and wash hand basin.

Lounge

13' x 11' 8" ($3.96m \times 3.56m$) With bifold doors opening to the rear, carpet flooring and radiator.

Kitchen

8' 10" x 7' 9" (2.69m x 2.36m) With double glazed windows to the front, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, integral oven, electric hob with cooker hood fitted above, space for washing machine, space for fridge freezer and spotlights.

First Floor Landing

With stairs rising to second floor.

Bedroom One

12' 7" x 11' 8" ($3.84m\ x\ 3.56m$) With double glazed windows to the front, carpet flooring and radiator.

Bedroom Two

13' x 11' 8" ($3.96m\ x\ 3.56m$) With double glazed windows to the rear, carpet flooring and radiator.

Second Floor Landing

Bedroom Three

11' 8" x 9' 5" (3.56m x 2.87m) With two velux windows, carpet flooring and radiator.

Bathroom

With double glazed window to the front, velux window, bath, shower cubicle, wc and wash hand basin with storage under.

Outside

Property benefits from a fully enclosed and low maintenance rear garden with a patio area ideal for seating and an area of lawn, as well as allocated parking situated in a designated parking area to the end of the development.





welcome to

Woodstock Street, Lincoln

- MODERN & CONTEMPORARY TOWN HOUSE
- THREE DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- ALLOCATED OFF ROAD PARKING
- LOW MAINTENANCE & FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

offers in the region of

£230,000





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Property Ref: LCR121255 - 0004 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.

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