



**Brattleby Crescent  
Lincoln, LN2 2EB**

Guide Price £175,000

**Gao**  
GetAnOffer



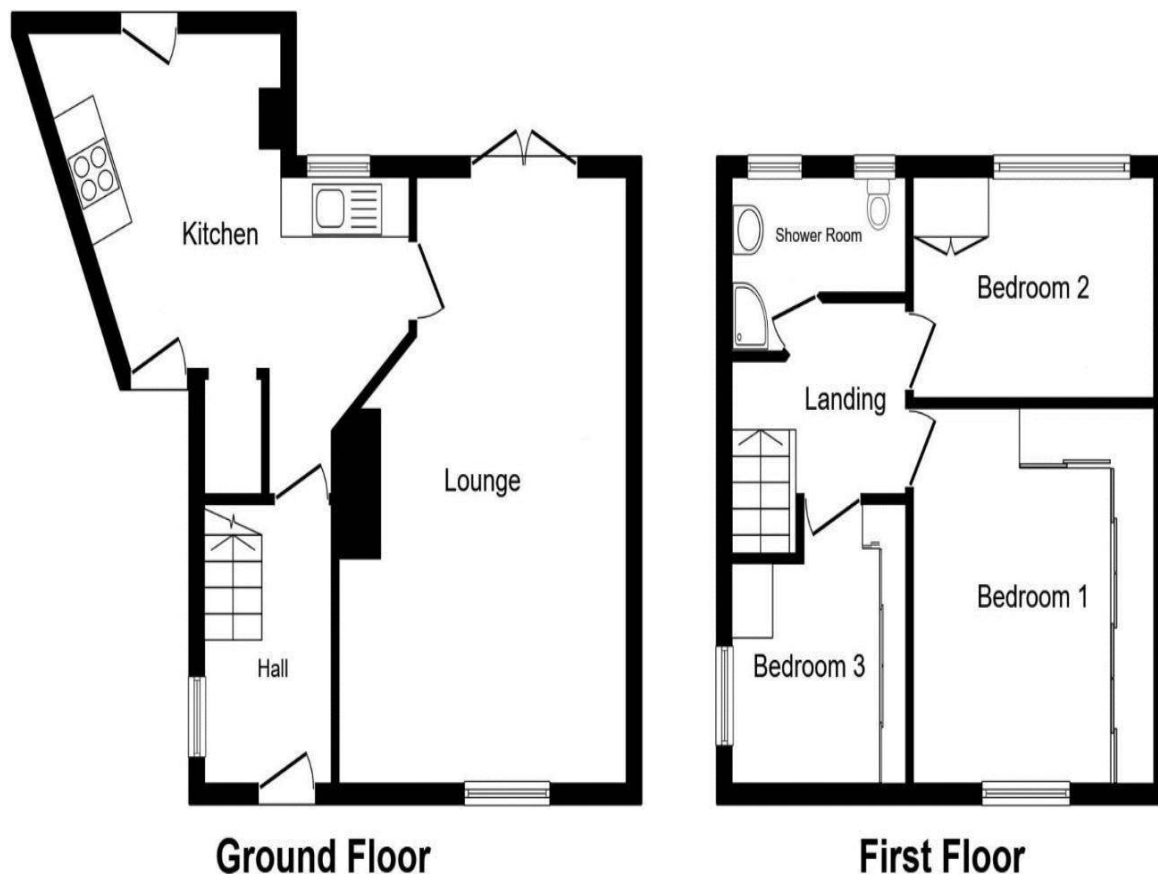


## MAIN FEATURES:

- Well Presented Semi Detached House
- Modern Refitted Kitchen
- Lounge
- Three Bedrooms
- Modern Shower Room
- Good Size Rear Garden
- Ample Off Road Parking

Discover your ideal family residence in the heart of Brattleby Crescent. This well presented semi-detached house offers a modern lifestyle with a refitted kitchen, spacious lounge, three inviting bedrooms, and a contemporary shower room/wc. Enjoy the convenience of ample off-road parking and a generous rear garden, perfect for relaxing or entertaining. Brattleby Crescent is renowned for its peaceful atmosphere and family-friendly environment, making it an ideal location for growing families or those seeking a tranquil retreat close to city amenities.

Ideally located in a sought-after neighbourhood, residents benefit from excellent local schools, convenient shopping facilities, and easy access to nearby parks and recreational areas. With great transport links to the city centre and beyond, Brattleby Crescent combines suburban charm with urban accessibility. Don't miss this opportunity to make Brattleby Crescent your new home. Contact us today to arrange a viewing and start your journey towards comfortable and modern living.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### CHAIN BREAKER SERVICE:

This property comes with a Part-Exchange Option. If your current property isn't selling, ask us about Part-Exchange.

#### PAPERWORK READY:

Legal documents have been prepared for this property to prevent avoidable delays.

Viewings: By appointment. For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

#### We're Open:

8am – 8pm 7 days a week

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

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