



26 Bourne Close
Lincoln

BROWN & CO



26 Bourne Close, Lincoln, LN6 7DR

An excellent opportunity to purchase a spacious four-bedroom family home situated in a quiet cul-de-sac location, benefiting from a large enclosed rear garden, useful brick-built outbuildings and flexible living accommodation throughout. Ideally suited to growing families, the property offers a safe environment away from through traffic, generous outdoor space for children to enjoy and convenient access to local schools, amenities and transport links."

A particular highlight of the property is the generous and secure rear garden, providing an excellent outdoor space for families and children. Predominantly laid to lawn, the garden offers a good degree of privacy and plenty of space for play equipment, family gatherings and outdoor entertaining. .



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, radiator.

Living Room

Double glazed window to front, wood burning stove inset to fireplace, radiator, opening into:

Dining Room

Double glazed French doors opening to rear garden, storage cupboard, radiator.

Kitchen

Entrance door to rear garden, two double glazed windows to rear, stainless steel drainer sink, worktop, base and eye level storage units, integrated oven and hob with extractor over, space for fridge freezer.

First Floor

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

Double glazed window, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain.

OUTSIDE

The garden also benefits from a paved patio area together with a covered seating and entertaining space, allowing year-round enjoyment regardless of the weather.

In addition, there are substantial brick-built outbuildings providing excellent storage, workshop potential or hobby space. One of the outbuildings incorporates a separate WC, an extremely practical feature when entertaining outdoors, hosting barbecues or when children are spending time playing in the garden, removing the need to continually access the main house."

LOCATION

Bourne Close is situated on the southern outskirts of Lincoln and enjoys a convenient location close to a wide range of local amenities.

The area benefits from regular bus services to Lincoln city centre and offers easy access to a selection of well-regarded primary and secondary schools, including The Priory Witham Academy. Nearby facilities include supermarkets, doctors' surgeries, parks, cafés and leisure amenities, while Lincoln's historic city centre, with its wealth of shopping, dining and cultural attractions, is just a short distance away.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A



MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 5500 Mbps and an upload speed of 5500 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co 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.

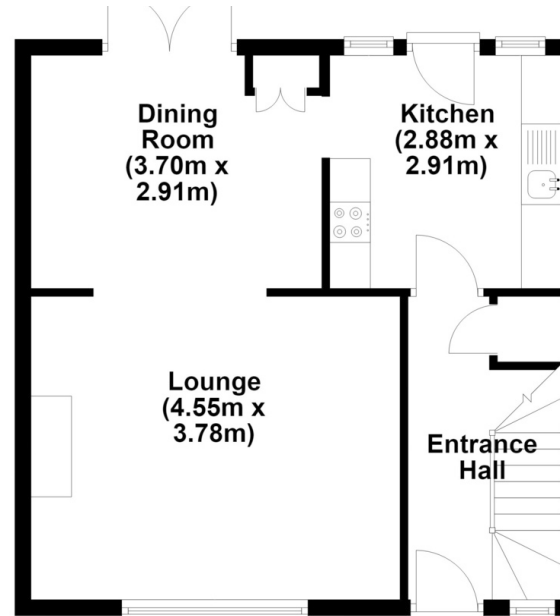
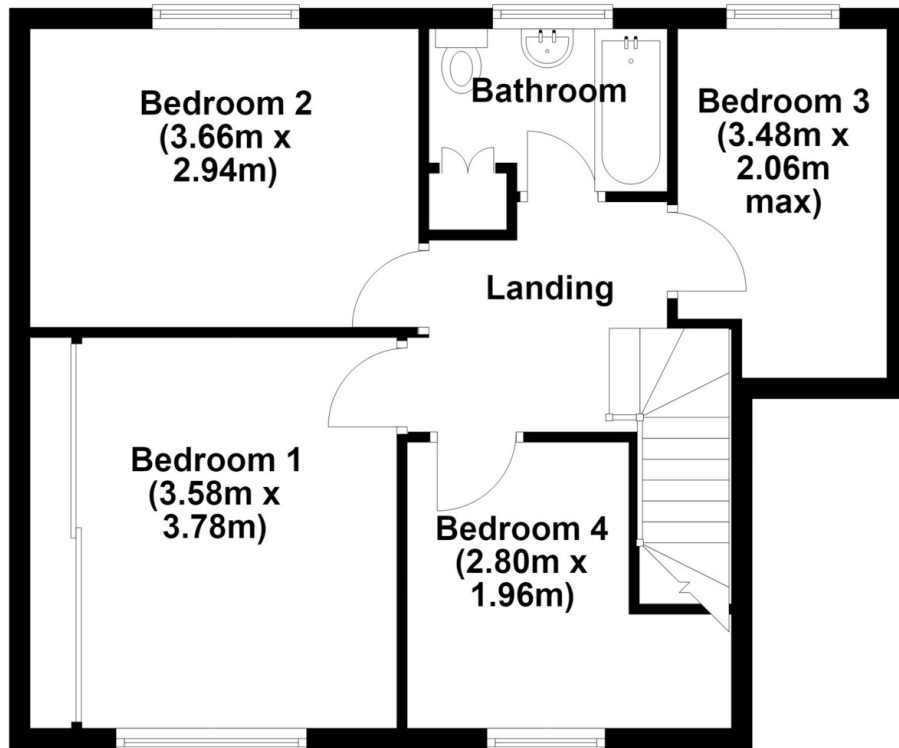
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact James Drabble or a member of the agency team on 01522 504304.



First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual measurements and windows are all approximate and are to be used as a general guide only. This plan is for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

26 Bourne Close
LINCOLN
LN6 7DR

Energy rating

C

Valid until:

14 July 2036

Certificate number:

1636-0523-7600-0245-4292

Property type

Mid-terrace house

Total floor area

96 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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