



Lime Tree Close
Lincoln

BROWN & CO



Lime Tree Close, Lincoln

A well-presented detached home occupying a quiet cul-de-sac position within the ever-popular Doddington Park, offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, fitted kitchen, spacious living room and a light-filled conservatory to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, two further bedrooms and a modern family bathroom.

Outside, the property benefits from a driveway providing off-road parking and access to an integral garage, while to the rear is a pleasant, well-maintained lawned garden ideal for everyday living and entertaining.



Accommodation

Ground Floor

Entrance Hall

Front entrance door, under stairs cupboard, radiator.

Kitchen

Double glazed window to front, drainer sink, preparation worktops, base and eye level storage units, integrated oven with gas hob and extractor above, spaces for fridge freezer and washing machine, tiled splash backs, radiator.

Living Room

Double glazed window to rear, stairs rising to first floor, two radiators, sliding doors opening into the conservatory.

Conservatory

Double glazed windows to side and rear, French doors opening to rear garden.

First Floor

Landing

Loft access, airing cupboard housing hot water cylinder.

Bedroom One

Two double glazed windows to front, radiator.

En Suite

Double glazed window to rear, shower cubicle, WC, vanity wash basin, heated towel rail.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, vanity wash basin, bath, heated towel rail.

Outside

To the front the property is accessed via a block paved driveway which leads to an integral garage with electric roller door. Gated side access leads to a rear garden which is mainly laid to lawn with patio and decorative shrubs and borders.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 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 a member of the agency team on 01522 504304.

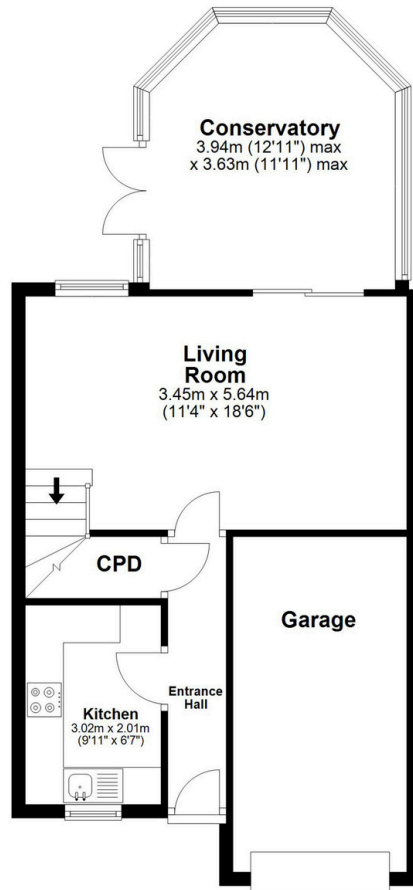
AGENT

James Drabble 01522 504304

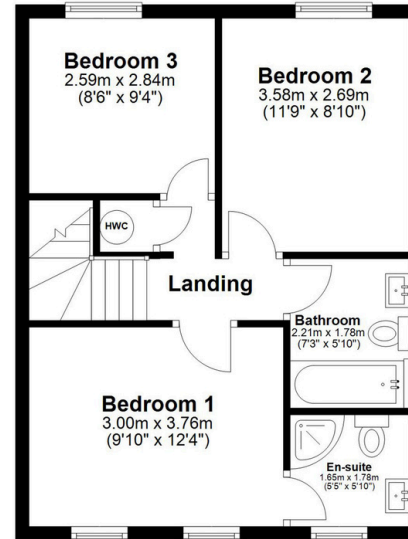
lincolncitycentre@brown-co.com



Approx. 66.7 sq. metres (632.0 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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