



176 Calder Road
Lincoln

BROWN & CO



176 Calder Road, Lincoln, LN5 9UE

The property features spacious and tastefully arranged accommodation, beginning with an entrance porch leading into a welcoming hallway. The ground floor offers a comfortable living room, a separate dining room ideal for family meals or entertaining, a generous breakfast kitchen, and a convenient WC.

To the first floor, there are three well-proportioned bedrooms along with a modern family bathroom.

Externally, the property enjoys a driveway to the front providing access to a garage, while attractive lawned gardens lie to both the front and rear, creating pleasant outdoor spaces for relaxation and recreation.



Ground Floor

Entrance Porch

Front entrance door, door opening into:

Entrance Hall

Stairs rising to first floor, radiator.

Living Room

Double glazed window to front, gas fire with decorative surround, radiator, opening into:

Dining Room

Double glazed French doors opening to rear garden, radiator.

Breakfast Kitchen

Double glazed windows to rear, side entrance door, stainless steel drainer sink, worktop, integrated oven, hob with extractor, integrated dishwasher, tiled splash backs, space for fridge freezer, radiator.

WC

WC, wash basin, radiator.

First Floor

Landing

Double glazed window to side, airing cupboard, loft access, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit, shower rail and curtain, tiled walls and flooring, radiator.

Outside

To the front is a block paved driveway providing ample parking and leading to a garage. Gated side access leads to an enclosed lawned garden with patio, decking, garden shed and a fenced perimeter.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

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 100 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

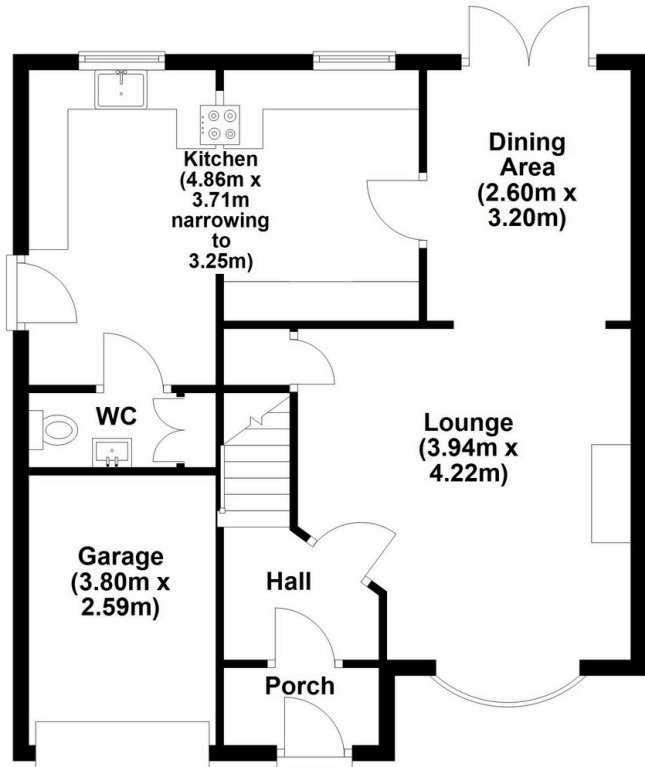
01522 504304

lincolnresidential@brown-co.com



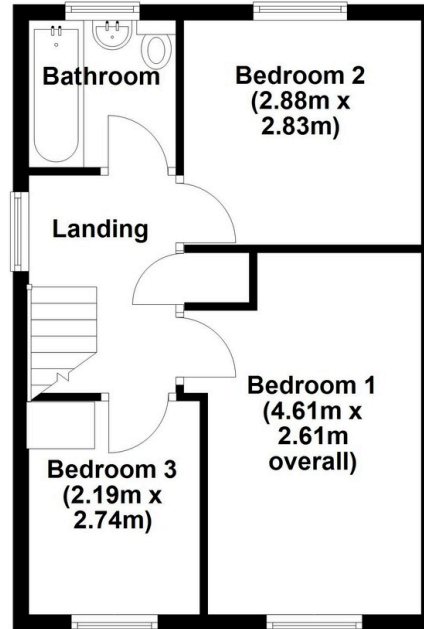
Ground Floor

Approx. 62.8 sq. metres (676.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

176 Calder Road LINCOLN LN5 9UE	Energy rating D	Valid until: 9 April 2036
Certificate number: 0310-2930-4640-2096-3141		
Property type Detached house		
Total floor area 88 square metres		

Rules on letting this property

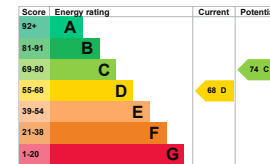
Properties can be let if they have an energy rating from A to E.

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 D. 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

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

Brown&Co

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolnresidential@brown-co.com

BROWN & CO

Property and Business Consultants