



15 Arras Close
Lincoln

BROWN & CO



15 Arras Close, Lincoln, LN1 3UE

An extended four-bedroom end-of-terrace house, situated in a popular area of Lincoln within easy reach of the city centre. The ground-floor accommodation comprises an entrance hall, living room, spacious kitchen, dining room, rear hallway and WC, while the first floor offers four bedrooms and a bathroom.

Outside, the property benefits from a private, enclosed walled garden, designed for ease of maintenance with paved areas and two useful storage sheds.



Ground Floor

Entrance Hall

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

Lounge

Double glazed window to front, radiator, double doors opening into dining room.

Dining Room

Double glazed French doors opening to rear garden, radiator.

Kitchen

Dual-aspect double-glazed windows to the front and rear. Fitted with a one-and-a-half-bowl stainless-steel sink and drainer, preparation worktops, and a range of matching base and eye-level storage units. Spaces are provided for a range cooker, washing machine, dishwasher and fridge-freezer. Further features include tiled splashbacks, a storage cupboard and radiator.

Rear Hallway

Door to rear garden, under stairs storage cupboard, radiator.

WC

Window to rear, WC, wash basin.

First Floor

Landing

Airing cupboard, loft access.

Bedroom One

Double glazed window to front, fitted wardrobes, storage cupboard.

Bedroom Two

Double glazed window to front.

Bedroom Three

Double glazed window to rear, storage cupboard.

Bedroom Four

Double glazed window to rear.

Bathroom

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

Outside

To the front, gated access opens onto a small lawned garden and covered entrance porch. Gated side entrance leads to a private, enclosed rear courtyard garden, arranged with paved and gravelled areas and complemented by two useful storage sheds.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

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 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 a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
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Energy performance certificate (EPC)

15 Aster Close LINCOLN LN1 3UE	Energy rating D	Valid until: 6 October 2036
		Certificate number: 9350-2993-3600-2106-2715
Property type		End-terrace house
Total floor area		101 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.

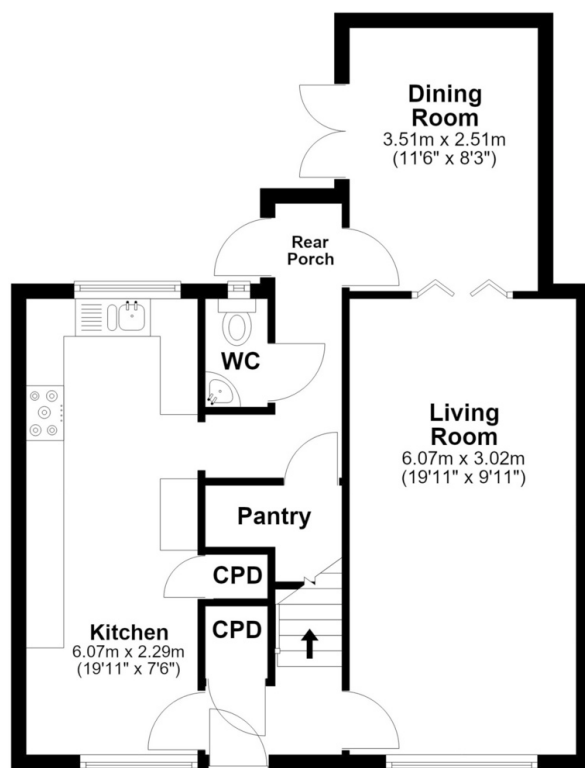
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		



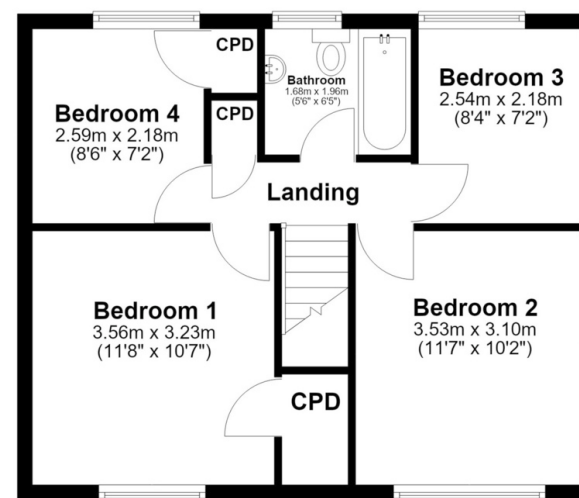
Ground Floor

Approx. 54.8 sq. metres (589.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 100.2 sq. metres (1078.7 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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Plan produced using PlanUp.

15 Arras Close, Lincoln

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