



Westbrooke Road, Lincoln



**£230,000**

- Bay Fronted Semi-Detached Bungalow
- Two Bedrooms
- Ample Parking & Detached Garage
- Fully Redecorated
- Large Rear Garden
- Popular Area
- Freehold
- EPC rating C



Well presented TWO BEDROOM Semi-Detached Bungalow located in the popular Boutham Park area of Lincoln. Perfectly positioned within walking distance of the local Schools, Doctors and Shops.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen, Shower Room and Two Double Bedrooms. To the front of the property there is a concrete driveway with parking for up to four cars and lawned garden. To the rear of the property there is an enclosed lawned garden with two patio areas.

### Entrance Hall

External door to front aspect and access to roof space.

### Lounge

16'11" x 12'0" (5.2m x 3.7m)

Bay window to front aspect and radiator.

### Kitchen

10'9" x 9'5" (3.3m x 2.9m)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric double oven, four ring induction hob with extractor over, integrated fridge freezer and dishwasher and space and plumbing for washing machine.



### Bedroom One

11'11" x 10'10" (3.6m x 3.3m)

Window to front aspect and radiator.

### Bedroom Two

12'0" x 10'10" (3.7m x 3.3m)

Patio doors to rear aspect and radiator.

### Shower Room

7'5" x 6'5" (2.3m x 2m)

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin, extractor and radiator.

### Outside

To the front of the property there is a concrete driveway with parking for up to four cars and lawned garden.

### Detached Garage

Up and over door with power and lighting.

### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



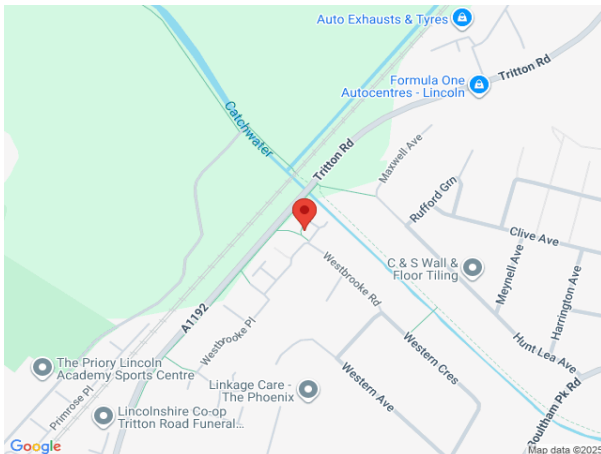
# Floorplan

## GROUND FLOOR



2 WESTBROOKE ROAD, LINCOLN, LN6 7TB

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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