



Deansleigh, LINCOLN LN1 3QB

welcome to

Deansleigh, LINCOLN

Early viewing is essential for this modern and recently refurbished end terrace former show home situated within a popular residential area. Boasting local access to a wide range of amenities, en suite to the master bedroom, allocated parking for two cars and no onward chain.



This well presented and spacious three bedroom end terrace family home is situated within a well serviced and popular residential area just a short drive from Lincoln City Centre, enjoying local access to a wide range of amenities such as shops, eateries, parks, public houses, sports clubs and a leisure centre as well as transport links and schooling nearby.

The property in brief comprises: entrance hall, wc, lounge with double glazed doors opening to the rear garden, modern fitted kitchen, master bedroom with en suite, a further two well-proportioned bedrooms and a family bathroom. Outside, this property benefits from allocated parking. To the rear is a fully enclosed gated garden with a large patio area ideal for seating and outdoor dining, an area of lawn and plant borders.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom Wc

Kitchen

Lounge

First Floor Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Outside



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welcome to

Deansleigh, LINCOLN

- MODERN THREE BEDROOM HOME
- TWO ALLOCATED PARKING SPACES TO REAR
- RECENTLY REFURBISHED FORMER SHOW HOME
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- POPULAR RESIDENTIAL LOCATION NEAR LINCOLN CITY CENTRE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124173 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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