



West Parade, Lincoln LN1 1NB

welcome to

West Parade, Lincoln

Beautifully presented five bedroom family home in Lincoln's sought after West End area. Offering spacious accommodation across three floors, generous gardens, character features, resident parking and excellent access to local amenities, schools and the city centre.



Situated within the ever popular West End area of Lincoln, this spacious and beautifully presented five bedroom family home offers an exceptional blend of character, style and modern living arranged over three floors. Ideally positioned close to a range of excellent local amenities, schooling and with easy access to Lincoln City Centre, the property is perfectly suited to families and professionals alike.

The ground floor comprises an entrance porch leading into a welcoming entrance hall, a bay-fronted lounge with feature fireplace, a separate dining room, an additional sitting room and a bright, airy fitted kitchen/breakfast room with access to the rear garden, creating an ideal space for both everyday family life and entertaining.

To the first floor, the generous main bedroom benefits from a walk-in wardrobe, accompanied by a second double bedroom and a well-appointed family bathroom. The second floor offers three further bedrooms and a shower room, providing flexible accommodation for growing families, guests or those working from home.

Externally, the property enjoys a wall enclosed front garden with gated access to the entrance. To the rear is a private wall enclosed garden, predominantly laid to lawn and complemented by a patio seating area, courtyard garden accessed from Dining Room and seen from Kitchen picture window, covered entertaining space, storage shed and an attractive range of mature trees, plants and shrubs. Further benefits include resident parking.



view this property online williamhbrown.co.uk/Property/LCR124506



Entrance Porch

Entrance Hall

Lounge

13' 3" x 12' 10" (4.04m x 3.91m)

Dining Room

13' 3" x 12' 7" (4.04m x 3.84m)

Sitting Room

14' 11" x 6' 6" (4.55m x 1.98m)

Kitchen / Breakfast Room

18' x 11' 2" (5.49m x 3.40m)

First Floor Landing

Bedroom One

13' 11" x 12' 6" (4.24m x 3.81m)

Bedroom Two

13' 6" x 12' 7" (4.11m x 3.84m)

Bathroom

9' 6" x 6' 6" (2.90m x 1.98m)

Second Floor Landing

Bedroom Three

13' 11" x 12' 7" (4.24m x 3.84m)

Bedroom Four

13' 4" x 9' 3" (4.06m x 2.82m)

Bedroom Five

10' 6" x 7' 10" (3.20m x 2.39m)

Shower Room

9' 11" x 6' 6" (3.02m x 1.98m)



welcome to

West Parade, Lincoln

- FIVE BEDROOM BAY FRONTED FAMILY HOME
- SPACIOUS THREE STOREY ACCOMMODATION
- SOUGHT AFTER LOCATION
- MULTIPLE RECEPTION SPACES
- ENCLOSED FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

fixed price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124506



Property Ref:
LCR124506 - 0003

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



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2
1EW



williamhbrown.co.uk