



18 Nursery Close
Dunholme, Lincoln

BROWN & CO



18 Nursery Close, Dunholme, Lincoln, LN2 3UP

An excellently presented end terrace house located in the highly sought after village of Dunholme.

The property comprises of an entrance hall, WC, living room and kitchen / dining room to the ground floor, along with two bedrooms and bathroom to the first floor.

Outside to the front is a lawned garden and large driveway providing parking for several vehicles. To the rear is a pleasant landscaped garden.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, tiled flooring, radiator.

WC

WC, pedestal wash basin with tiled splash back, tiled flooring, radiator.

Living Room

Double glazed window to front, stairs rising to first floor, radiator.

Kitchen / Dining Room

Double glazed window and entrance door to rear, one and a half drainer sink, work tops, base and eye level storage units, tiled splash backs, integrated gas hob with oven below and extractor over, integrated fridge freezer, dishwasher and washing machine, radiator.

First Floor

Landing

With loft access and doors serving remaining rooms.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front, two cupboards, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain, radiator.

Outside

To the front is a lawned garden and long driveway providing parking for several vehicles. Gated side access leads to a pleasant landscaped rear garden with patio, raised beds, shed and fenced perimeter.

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 1800 Mbps and an upload speed of 220 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

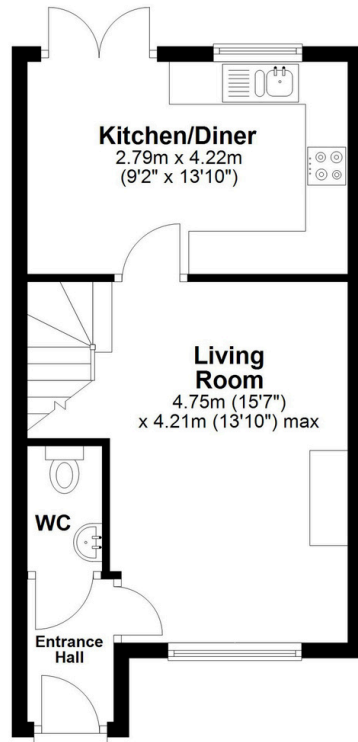
lincolnresidential@brown-co.com





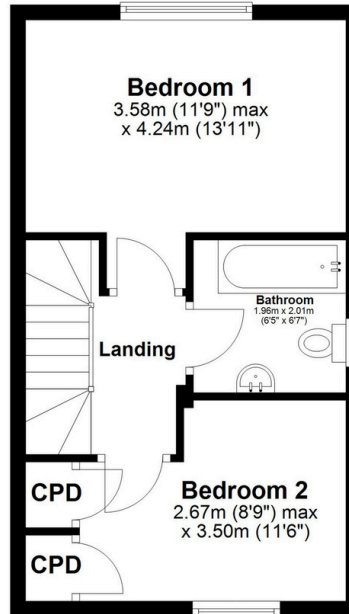
Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 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.

18 Nursery Close, Dunholme

Energy performance certificate (EPC)

18 Nursery Close Dunholme LINCOLN LN2 3UP	Energy rating C	Valid until: 21 April 2035
		Certificate number: 2326-3049-0204-6735-5200

Property type	End-terrace house
Total floor area	67 square metres

Rules on letting this property

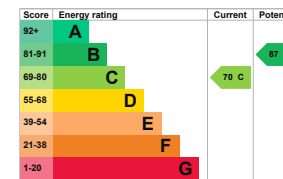
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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