



7 Swaby Close,
Lincoln



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A well-presented two-bedroom semi-detached property, previously utilised as a successful buy-to-let investment and now offered with the benefit of vacant possession. The property represents an excellent opportunity for first-time buyers seeking a move-in ready home, as well as investors looking to reintroduce it to the rental market.

Externally, the property benefits from both a front and rear garden, providing attractive outdoor space ideal for relaxation, entertaining, or further landscaping to suit individual tastes.



Entrance Hall

Double glazed picture window to side elevation, radiator, under stairs storage and stairs to first floor, door to;

Lounge/Dining room

Double glazed casement windows to front and rear elevation, radiator.

Kitchen

Double glazed casement window to rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, ideal logic Combi boiler, storage cupboard, door to

Covered Side Passage

with doors to front and rear and door to storeroom.

First Floor

Bedroom One

Double glazed casement windows to front elevation, built-in wardrobe, radiator.

Bedroom Two

Double glazed casement window to rear elevation, radiator.

Bathroom

Double glazed case window to rear elevation, three-piece suite comprising paddle bath with shower over, Lawless WC, pedestal wash basin, heated towel rail, fully tiled walls, extractor.

Landing

Double glazed picture window to side elevation, loft access.

Outside

The front elevation offers a low maintenance garden which is fenced on all sides. The rear elevation offers a lawned garden with the fenced boundaries.

Services

We understand the property offers mains water, electric, gas and main sewer connections.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band A

Mobile

We understand from the Ofcom website there is likely to be good mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard, superfast and ultra fast broadband is available with a max download speed of 1,800 Mbps and a max upload of 1000 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.

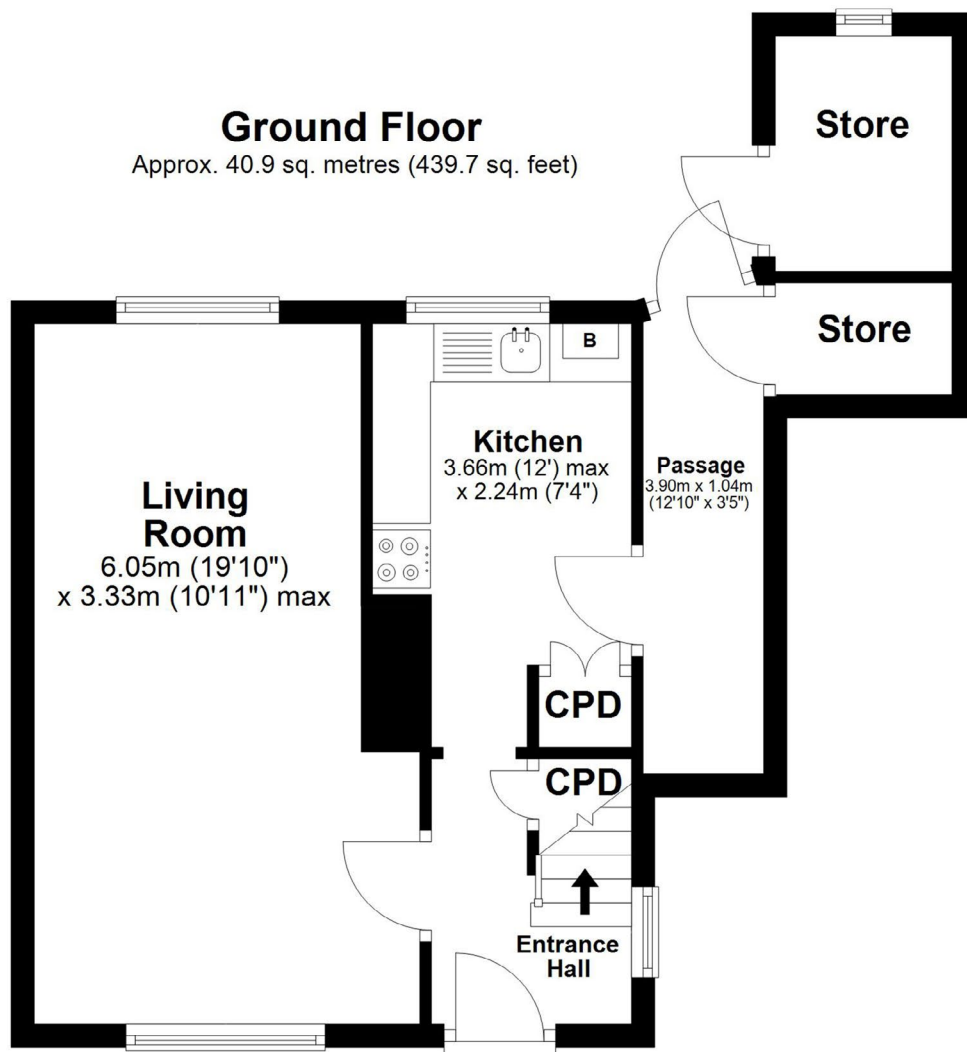
Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com



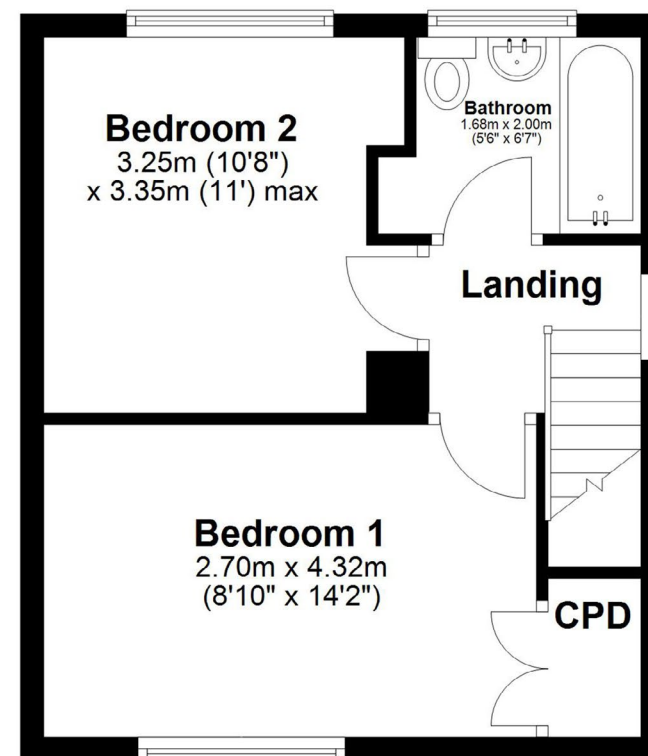
Ground Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



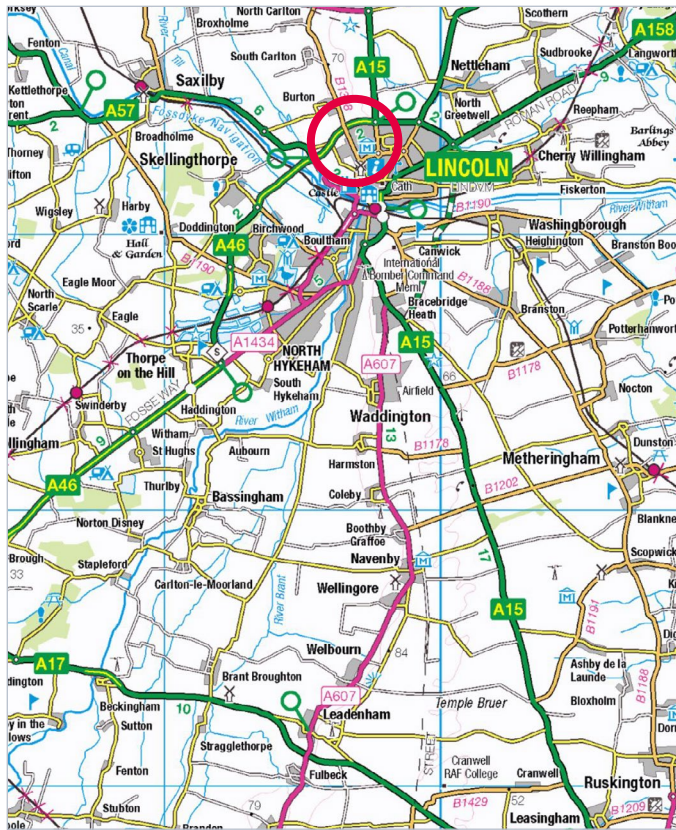
Total area: approx. 72.6 sq. metres (781.5 sq. feet)

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.

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Energy performance certificate (EPC)		
7, Swaby Close LINCOLN LN2 2AH	Energy rating C	Valid until: 8 August 2029
		Certificate number: 8305-4516-8229-4106-7813
Property type	Semi-detached house	
Total floor area	64 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).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency.		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	72 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	
		87 B

Directions - LN2 2AH

From the A46/A15 roundabout take the B1226 Riseholme Road towards Lincoln. Then turn left onto Scopwick place and left again onto Laughton Way. Follow this road round until you reach Swaby Close where the property can be found on the right.

<https://what3words.com/folds.swift.myself>

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 others 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.



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