



5 Station Road
Reepham, Lincoln

BROWN & CO



5 Station Road, Reepham, Lincoln, LN3 4DN

Nestled in the heart of the highly sought-after village of Reepham, this charming former railway workers' cottage dates back to the late 1800s and has been sympathetically extended to create a spacious and versatile family home.

The ground floor features an inviting entrance hall, two generous reception rooms, a well-appointed breakfast kitchen, a useful utility room, downstairs WC and a bright conservatory overlooking the garden.

To the first floor, the property offers three well-proportioned double bedrooms and a family bathroom.

Outside, electric gates open onto a generous driveway leading to a garage, providing ample off-road parking. The rear of the property boasts a beautifully landscaped lawned garden, complete with mature shrubs and a tranquil pond—an ideal setting for relaxation and outdoor entertaining.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, under stairs storage, lift to bedroom

Dining Room

Double glazed window to rear, built in shelving and storage, radiator.

Living Room

Double doors opening to conservatory, fireplace, built in storage, shelving and worktop, radiator.

Conservatory

Double glazed French doors opening to rear garden, double glazed windows to both sides.

Kitchen

Double glazed windows to front and side, stainless steel drainer sink, worktop, base and eye level storage units, integrated oven and hob, tiled splash backs, spaces for dishwasher, fridge and washing machine, boiler housed in cupboard, radiator.

Rear Lobby

Side entrance door

WC

Double glazed window to side, WC, wash basin.

Utility

Double glazed window to rear, sink inset to worktop, storage units, space for fridge, radiator.

First Floor

Landing

Double glazed window to front, airing cupboard, loft access.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front, lift, radiator.

Bedroom Three

Double glazed window to rear, wash basin, built in wardrobes,

radiator.

Bathroom

Double glazed window to front, WC, bidet, large corner shower cubicle, vanity wash basin, towel radiator.

Outside

Electric gated access leads to a good-sized driveway providing ample parking and leads to a garage. To the rear is a beautifully landscaped lawned garden with a range of mature trees and shrubs, there is also a wildlife pond, greenhouse and useful brick stores.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band – B

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 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

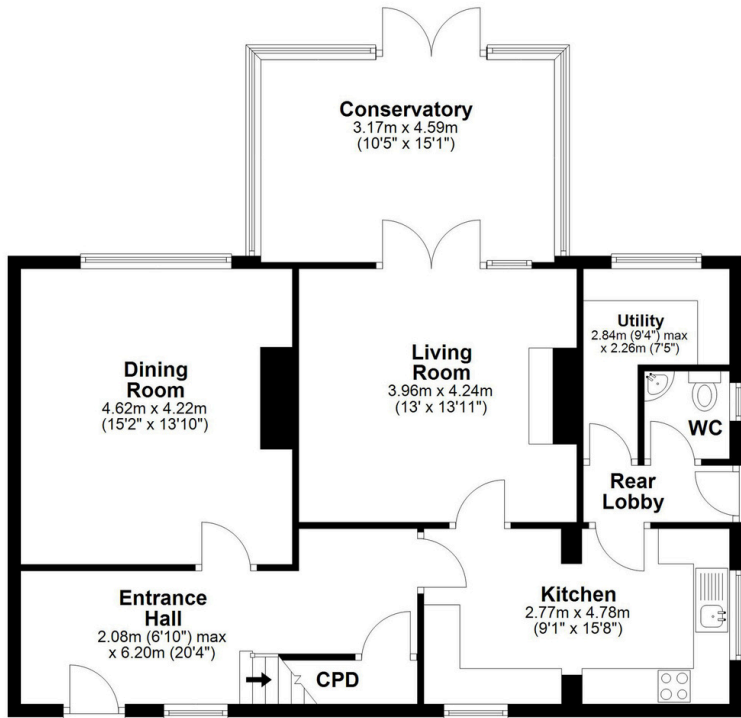
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

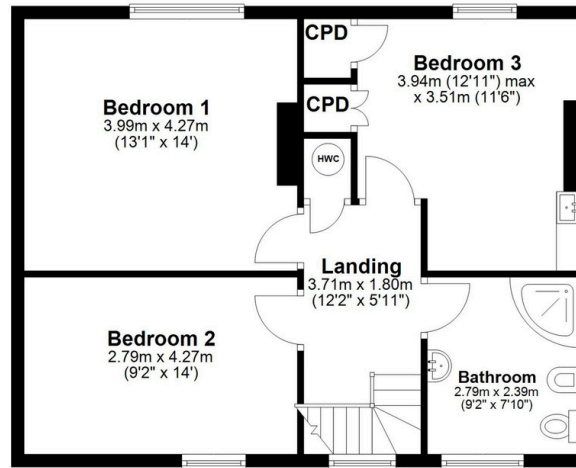
James Drabble
01522 504304
lincolnresidential@brown-co.com



Ground Floor
Approx. 89.6 sq. metres (964.4 sq. feet)



First Floor
Approx. 59.6 sq. metres (641.3 sq. feet)



Total area: approx. 149.2 sq. metres (1605.8 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.

5 Station Road, Reepham

Energy performance certificate (EPC)		
5 Station Road Reepham LINCOLN LN3 4DN	Energy rating E	Valid until: 13 April 2036
		Certificate number: 0370-2654-5640-2196-6115

Property type	End-terrace house
Total floor area	145 square metres

Rules on letting this property

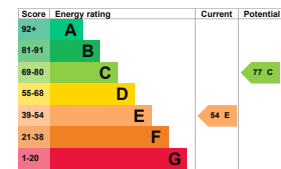
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

[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

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