

New Park Place,Lincoln LN2 4ZL

william h brown

welcome to

New Park Place, Lincoln

Early viewing is essential for this well presented home within the highly sought after uphill Lincoln area. Boasting light and airy accommodation throughout as well as off road parking and an enclosed garden, this property is an ideal first time buy or first family home.





This beautifully presented and modern home is situated within the ever popular uphill Lincoln area, enjoying local access to a wide range of amenities including shops, eateries, supermarkets, gyms, parks and public houses as well as transport links and schooling. The property in brief comprises: entrance hall, cloakroom wc, open plan kitchen/living space, two generous bedrooms and a family bathroom. Outside, this property benefits from three allocated parking spaces and a south facing rear garden with a patio area ideal for seating, a timber shed and an area of lawn. Early internal viewing is strongly recommended to appreciate this property in full.

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

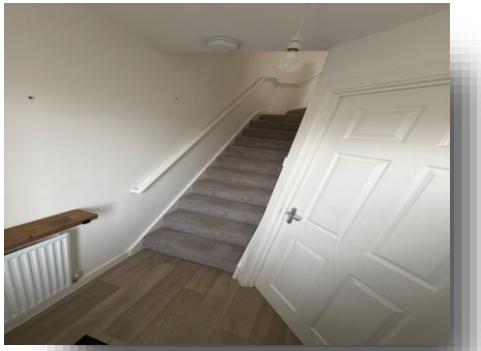
Open Plan Kitchen/Living Space

Bedroom One

Bedroom Two

Bathroom

Outside







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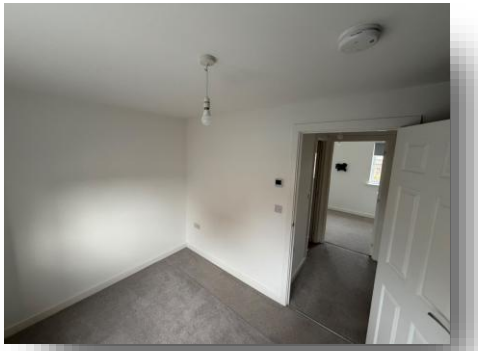
- MODERN & WELL PRESENTED HOME
- FANTASTIC FIRST TIME BUY
- ENCLOSED REAR GARDEN
- THREE ALLOCATED PARKING SPACES
- OPEN PLAN LIVING

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£170,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR123848 - 0006

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.

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