

Winthorpe Road,Lincoln LN6 3PG

william h brown

welcome to

Winthorpe Road, Lincoln

A well presented two bedroom semi detached home tucked away at the top of a quiet cul de sac. Offering a spacious lounge, kitchen/diner, two good sized bedrooms, modern bathroom, beautifully maintained enclosed garden and a shared gravel driveway. Viewing is highly advised!





GUIDE PRICE £170,000 - £180,000 This spacious two bedroom semi-detached is situated within a well-serviced residential area, ideal for both families and first time buyers. Enjoying local access to a wide range of amenities such as shops, eateries, a leisure centre, parks, doctors surgeries and pharmacies as well as transport links and schooling.

Upon entry, you are welcomed by a bright entrance hall leading to a comfortable lounge, a separate dining room and fitted kitchen. Upstairs, this property offers a generous master bedroom family bathroom and further bedroom.

Externally, this home benefits from a shared gravel driveway and gated side access to the rear garden. The enclosed rear garden is a true highlight, featuring a patio area with awning for outdoor dining, graveled borders and mature trees and shrubs offering both privacy and charm.

Entrance Porch

Lounge

Dining Area

Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom

Front And Rear Garden







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welcome to

Winthorpe Road, Lincoln

- TWO BEDROOM SEMI DETACHED HOME
- ENCLOSED REAR GARDEN WITH COVERED PATIO
- SHARED ACCESS DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- CUL-DE-SAC LOCATION

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

guide price

£170,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124580 - 0008

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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