



**Westbrooke Place, Lincoln, LN6 7GS**

**welcome to**

## **Westbrooke Place, LINCOLN**

Benefitting from three storey living, generous bedrooms, fully enclosed rear garden and a driveway providing off road parking, this home is situated within a sought after area Lincoln with local access to a wealth of amenities, transport links and schooling.

### **Entrance Hall**

with carpet, radiator and fusebox.

### **Kitchen / Diner**

with worktop and cupboards, double glazed window to the rear, double glazed doors to the rear, stainless steel sink with tap, fitted dishwasher and washing machine, gas hob, oven and laminate flooring.

### **Lounge**

with carpet, understairs storage, double glazed window to the front and radiator.

### **Cloakroom Wc**

with wash hand basin, laminate flooring, radiator, wc and part tiling to the walls.

### **First Floor Landing**

with carpet radiator, double glazed window to the front, built in storage and airing cupboard.

### **Bedroom Two**

with carpet, radiator and double glazed window rear.

### **Bedroom Three**

with double glazed window to the front, radiator and carpet.

### **Bathroom**

with laminate flooring, radiator, wash hand basin, wc, obscured double glazed window to the rear, extractor and part tiling to the walls.

### **Second Floor Landing**

with carpet.

### **Bedroom One**

with carpet, radiator and double glazed window to front.

### **En Suite**

with shower, laminate flooring, skylight to the rear, radiator, wash hand basin and wc.

### **Outside**

Property benefits from a driveway to the front providing off road parking for several cars and an enclosed rear garden with a patio area, a shed and an area of lawn.





***view this property online*** [williamhbrown.co.uk/Property/LCR121864](http://williamhbrown.co.uk/Property/LCR121864)



welcome to

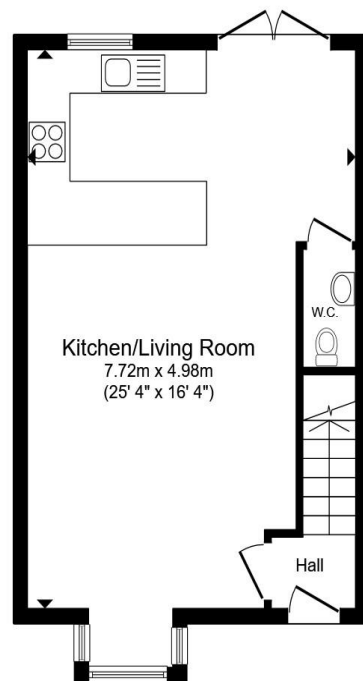
## Westbrooke Place, LINCOLN

- WELL PRESENTED SEMI DETACHED HOME
- EN SUITE TO MASTER BEDROOM
- DRIVEWAY WITH AMPLE PARKING
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES, TRANSPORT LINKS & SCHOOLING

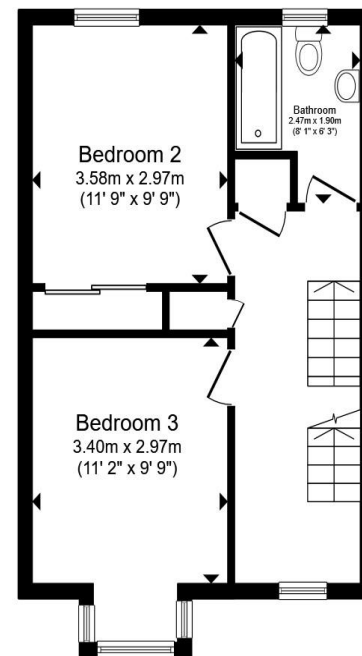
Tenure: Freehold EPC Rating: B

Council Tax Band: C

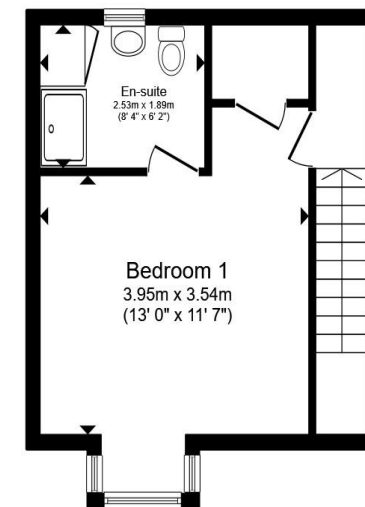
**£280,000**



Ground Floor



First Floor



Second Floor

Total floor area 108.2 m<sup>2</sup> (1,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/LCR121864](http://williamhbrown.co.uk/Property/LCR121864)



Property Ref:  
LCR121864 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01522 534 771



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)