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Browning Drive, Lincoln, LN2 4HD



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When it comes to
property it must be


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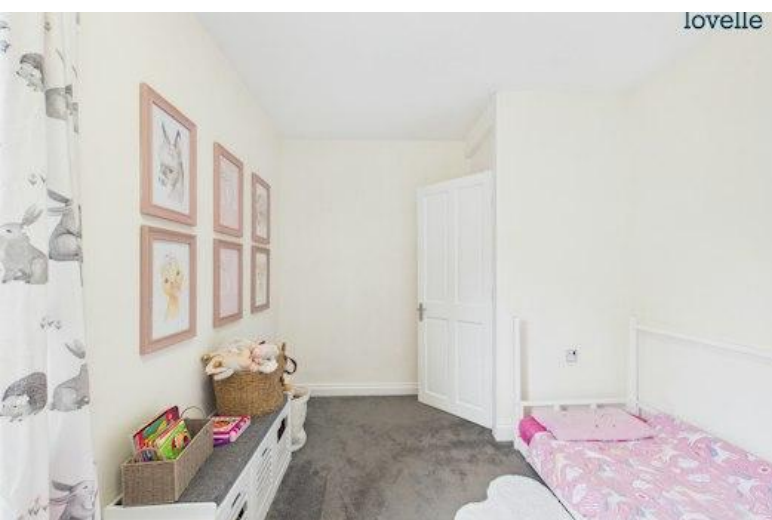
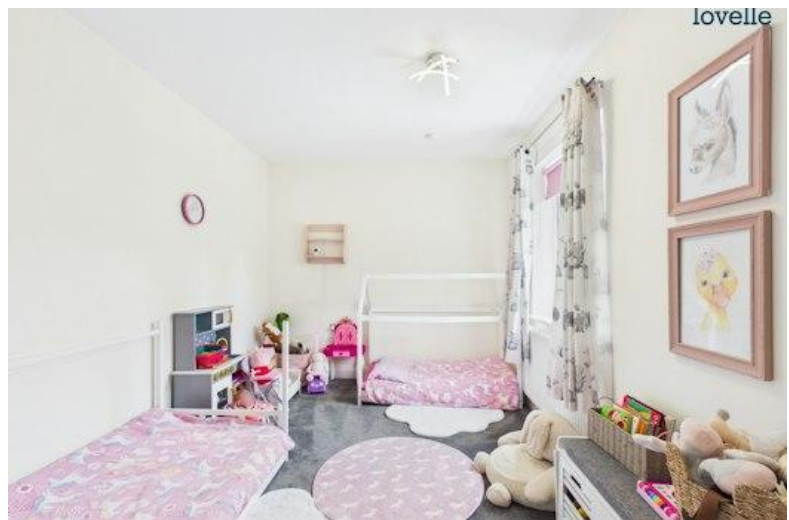
Asking Price £170,000



NO ONWARD CHAIN - A well-proportioned three-bedroom terraced home situated in popular Uphill Lincoln, complete with a sunroom, generous rear garden and off-road parking. An excellent opportunity for first-time buyers, young families or investors.

Key Features

- No Onward Chain
- Popular Uphill Lincoln Location
- Three Bedroom Terraced Home
- Ideal First-Time Buy
- Living room & Versatile Sunroom
- Great Option for Young Families
- Investment Opportunity
- Generous Rear Garden
- Off-Road Parking
- Convenient Access to Local Amenities





Offered for sale with NO ONWARD CHAIN, this well-proportioned three-bedroom terraced home is situated in a popular Uphill Lincoln location and represents a fantastic opportunity for first-time buyers, young families and investors alike.

The accommodation comprises an entrance hallway, comfortable living room and a good-sized kitchen which leads through to a versatile sunroom overlooking the rear garden. This additional reception space could make an ideal dining area, sitting room or playroom, while a convenient ground-floor WC completes the downstairs accommodation.

Upstairs, the property offers three bedrooms alongside a family bathroom, providing a practical layout particularly well suited to a growing family.

Externally, the property benefits from off-road parking for one vehicle to the front, while to the rear is a generously sized garden, providing plenty of space for outdoor seating, entertaining or children's play.

Positioned within the sought-after Uphill area of Lincoln, the property is conveniently placed for a range of local amenities, schools and transport links, with easy access towards both Lincoln city centre and the historic Cathedral Quarter.

With no onward chain, a good location and accommodation that will appeal to owner-occupiers and investors alike, an early viewing is highly recommended.

Entrance Hall

1.4m x 1.08m (4'7" x 3'6")

Providing access into the property with stairs rising to the first floor and access through to the living accommodation.

Kitchen

4.4m x 2.72m (14'5" x 8'11")

A good-sized kitchen with space for a range of fitted units, work surfaces and appliances, with access leading through to the sunroom.

Sunroom

2.56m x 3.72m (8'5" x 12'2")

A versatile additional reception space overlooking the rear garden. Ideal for use as a dining room, sitting area or playroom, with doors providing direct access outside.

WC

0.84m x 1.7m (2'10" x 5'7")

Convenient ground-floor WC.

Bedroom One

4.41m x 2.73m (14'6" x 9'0")

A generously sized double bedroom with ample space for bedroom furniture.

Bedroom Two

2.75m x 3.78m (9'0" x 12'5")

Another well-proportioned bedroom with space for a double bed and additional furniture.

Bedroom Three

2.87m x 2.43m (9'5" x 8'0")

A useful third bedroom, ideal as a child's bedroom, guest room, nursery or home office.

Family Bathroom

1.97m x 1.77m (6'6" x 5'10")

Family bathroom serving all three bedrooms.

Outside

The property benefits from off-road parking for one vehicle to the front. A particularly generous rear garden offering plenty of outdoor space for seating, entertaining and family use, with scope for the next owner to personalise the space.

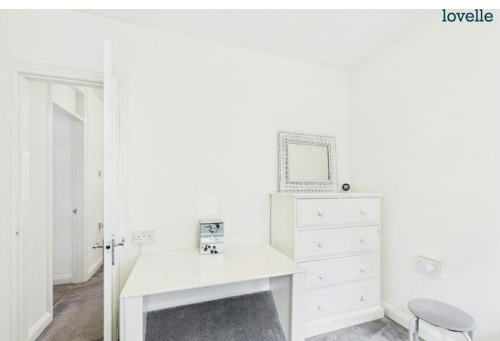
Agent Notes

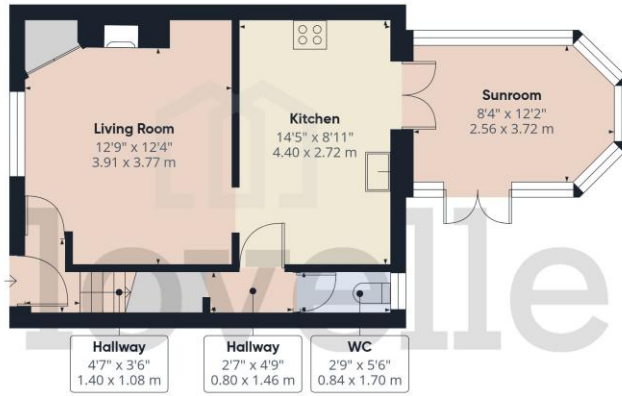
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Ground Floor



Floor 1

Approximate total area[®]
890 ft²
82.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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