

Westbrooke Place,LINCOLN LN6 7GS

william h brown

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.





GUIDE PRICE £260,000-£270,000 Situated in the sought after Westbrooke Place development in Lincoln is this beautifully maintained three bedroom family home with local access to a wealth of amenities such as shops, eateries, supermarkets, gyms, a leisure centre and parks as well as a range of transport links and schooling. This property enjoys three storey living with the ground floor comprising: hallway, cloakroom wc and an open plan kitchen/diner. The first floor comprising: two double bedrooms and a family bathroom. The second floor comprising: main bedroom with en suite. Externally, this property benefits from a driveway providing off road parking to the front and a fully fence panel enclosed garden to the rear. Early internal viewing is highly 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

Kitchen / Diner

Lounge

Cloakroom Wc

First Floor Landing

Bedroom Two

Bedroom Three

Bathroom

Second Floor Landing

Bedroom One

En Suite

Outside







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welcome to

Westbrooke Place, LINCOLN

- NO CHAIN
- 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

guide price

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR121864 - 0007

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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