



Gregg Hall Crescent, Lincoln LN6 8AQ

welcome to

Gregg Hall Crescent, Lincoln

This well presented and spacious family home is located on a generous plot within a sought after residential area. Benefitting from modern accommodation throughout, well-proportioned bedrooms, bay fronted lounge and a fully enclosed rear garden.

Entrance Hall

With double glazed front door, stairs rising to first floor and tiled flooring.

Lounge

With double glazed bay window to the front, fireplace with marble hearth and radiator.

Kitchen / Diner

With double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with granite work surfaces, sink and drainer, space for fridge freezer, integral dishwasher, space for washing machine, travertine flooring, integral electric oven, induction hob with extractor fan above, inset ceiling lights, radiator and sliding door opening to:-

Conservatory

Of a quarter brick and uPVC construction with double glazed door accessing the rear garden.

Bedroom Four

With double glazed French doors opening to the rear garden, double glazed window to the front, radiator and door to:-

Potential Bathroom

With plumbing installed.

First Floor Landing

With stairs rising from entrance hall and loft access point.

Bedroom One

With double glazed bay window to the front, radiator and fitted wardrobe.

Bedroom Two

With double glazed window to the rear and radiator.

Bedroom Three

With double glazed window to the front and radiator.

Bathroom

With two double glazed windows to the rear, bath with wall mounted shower over, wc, wash hand basin, tiling to the walls and floor, heated towel rail and extractor fan.

Outside

Property benefits from a driveway to the front providing off road parking for up to two cars and gated side access to the rear garden. Alongside the driveway is a hedge fronted area of lawn and pathway leading to the front door. To the rear is a generous and fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating and a large wooden outbuilding.





view this property online williamhbrown.co.uk/Property/LCR123760



welcome to

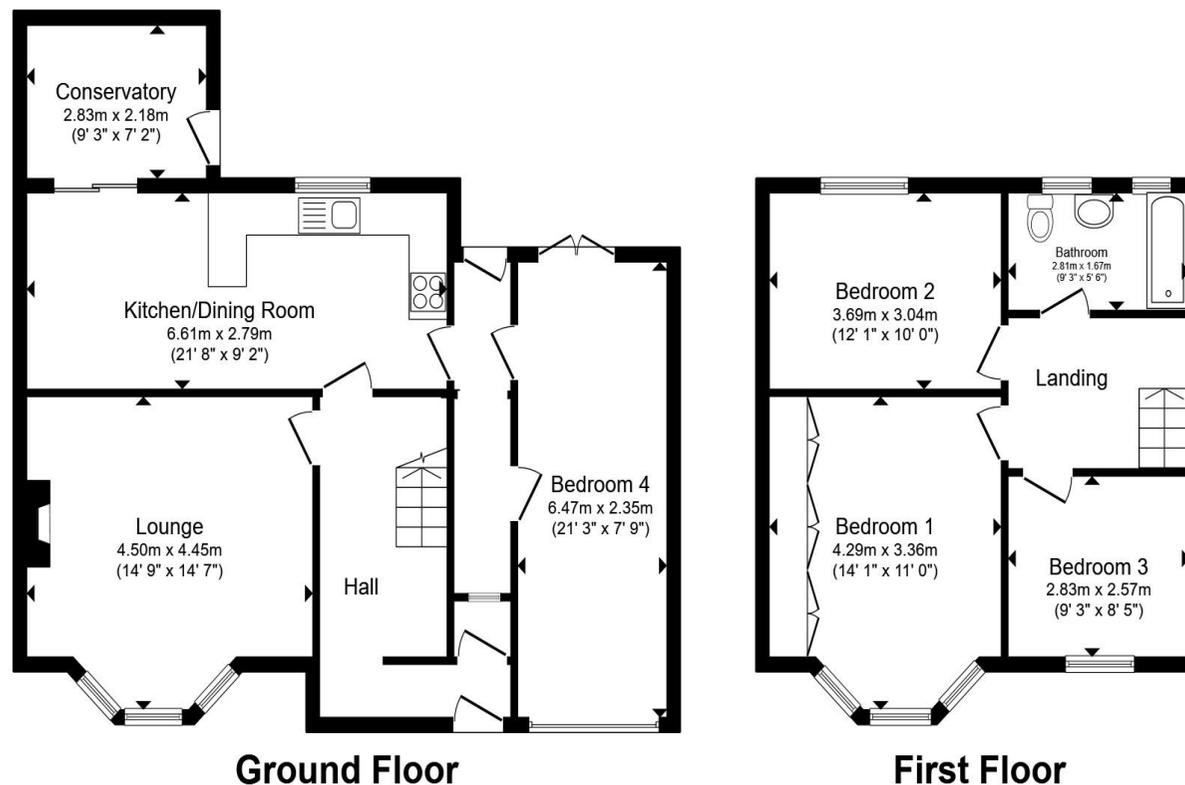
Gregg Hall Crescent, Lincoln

- SPACIOUS & BEAUTIFULLY PRESENTED HOME
- FOUR GENEROUS BEDROOMS
- OAK DOORS THROUGHOUT
- FRONT & REAR GARDENS
- OPEN PLAN KITCHEN/DINER WITH TRAVERTINE FLOORING

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



Total floor area 120.7 m² (1,299 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



view this property online williamhbrown.co.uk/Property/LCR123760



Property Ref:
LCR123760 - 0003

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



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



williamhbrown.co.uk