



261 Brant Road
Lincoln

BROWN & CO



261 Brant Road, Lincoln, LN5 9AB

A modern detached chalet-style house offering spacious and versatile accommodation in a popular area close to Lincoln, benefiting from excellent local amenities.

The property features an entrance hall, a comfortable living room, and a stylish open-plan dining kitchen with access to a useful utility room. The ground floor also offers a generous main bedroom with en-suite, a further bedroom, and a well-appointed bathroom, making the layout ideal for flexible living.

To the first floor, there are two additional double bedrooms and a family bathroom, providing excellent space for guests, children, or home-working needs.

Outside, the property enjoys a driveway to the front, while to the rear there is a walled in lawned garden offering a private and secure outdoor space.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door, stairs rising to first floor, under stairs storage cupboard, radiator.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

En Suite

Double glazed window to side, shower cubicle, WC, vanity wash basin, heated towel rail.

Dining Kitchen

Double glazed French doors opening to rear garden, double glazed windows to side and rear, one and a half drainer sink, worktops, integrated gas hob with extractor over, tiled splash backs, integrated fridge freezer, double oven and dishwasher, island unit with below storage units and breakfast bar, radiator.

Utility

Side entrance door, worktop, spaces for washing machine, tumble dryer and fridge freezer, wall mounted central heating boiler.

Lounge

Double glazed window to rear, fireplace, radiator.

Bedroom Four / Study

Double glazed window to front, radiator.

First Floor

Landing

Bedroom Two

Double glazed window to side, Three Velux windows, fitted wardrobes, radiator, loft access.

Bedroom Three

Double glazed window to side, Two Velux windows, radiator.

Bathroom

Velux window, WC, free standing bath tub, vanity wash basin, radiator.

Outside

To the front is a gravelled driveway providing parking for several vehicles and a paved garden with fenced perimeter. To the rear is an enclosed walled in garden with lawn and decking area.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

203 Brand Road LINCOLN LN5 9AB	Energy rating C	Valid until: 3 March 2036
		Certificate number: 0041-3059-1207-0636-7200

Property type: Detached house
Total floor area: 122 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

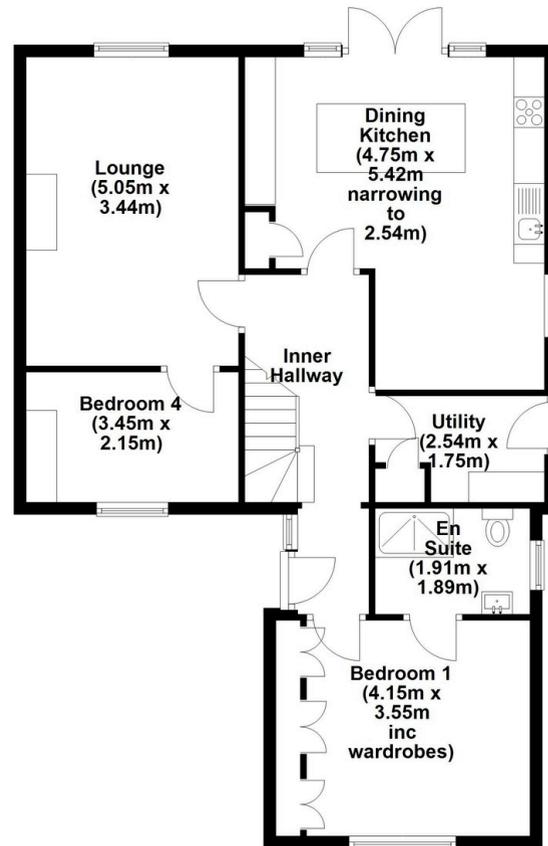
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	60 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



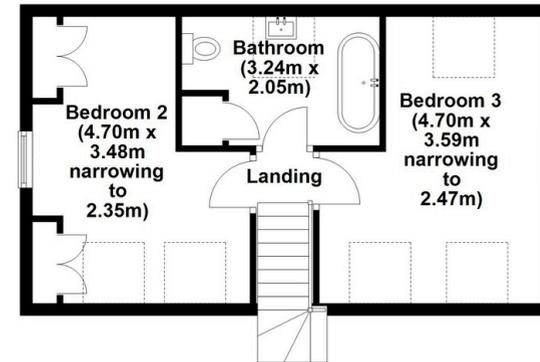
Ground Floor

Approx. 84.0 sq. metres (903.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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