



12 Church Lane
Coleby, Lincoln

BROWN & CO



12 Church Lane, Coleby, Lincoln, LN5 0AQ

The well-presented accommodation comprises an inviting entrance hall, cloakroom, elegant sitting room, separate dining room, spacious living room, fitted kitchen and utility room to the ground floor, providing an excellent balance of reception and practical living space.

To the first floor, a generous landing offers room for a seating area or study space and leads to four well-proportioned bedrooms. Two of the bedrooms benefit from en-suite facilities, while the remaining bedrooms are served by a family bathroom, making the property ideal for growing families and visiting guests alike.

Outside, the property enjoys a driveway providing ample off-road parking and access to a single garage. The enclosed rear garden features a paved patio seating area complemented by a variety of decorative shrubs and planting, creating a delightful space for outdoor dining, entertaining and relaxation.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, exposed stone and brickwork, beam to ceiling, radiator.

Cloakroom

WC, wash basin

Sitting Room

Double glazed window to front, storage cupboard, fireplace, radiator.

Dining Room

Double glazed window to front, doors leading to both living room and kitchen, radiator.

Living Room

Double glazed windows to front and rear, double glazed French doors opening to garden, access down to cellar, wood burning stove inset to brick fireplace, exposed ceiling beams, radiator.

Kitchen

Door leading to garden, double glazed windows to both sides, one and a half stainless steel drainer sink, worktops, base and eye level storage units, spaced for cooker and dishwasher, tiled flooring and splashbacks, exposed ceiling beam, radiator.

Utility

Double glazed window to front, worktop, storage units, space for appliances.

First Floor

Landing

Double glazed windows to front, airing cupboard, exposed stonework, exposed beamwork.

Bedroom One

Double glazed window to front, radiator.

En Suite

Velux window, WC, pedestal wash basin, bidet, shower cubicle.

Bedroom Two

Double glazed windows to front and side, radiator.

En Suite

Velux window, shower cubicle, WC, vanity wash basin, heated towel rail.

Bedroom Three

Two Velux windows, beam to ceiling, fireplace, radiator.

Bedroom Four

Double glazed windows to front and side, exposed beams to ceiling, radiator.

Bathroom

Double glazed window to rear, two Velux windows, corner bath, WC, pedestal wash basin, radiator.

Outside

To the front a driveway provides ample off-road parking and leads to a single garage. The enclosed garden has a paved patio seating area with a range of decorative shrubs, creating an ideal space for outdoor entertaining and relaxation.

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 and superfast broadband is available at this property with a max download speed of 50 Mbps and an upload speed of 8 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
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

12 Church Lane Coleyby LINCOLN LN5 0HQ	Energy rating	Valid until:	19 July 2036
	D	Certificate number:	9351-3064-5203-8166-6200

Property type	Detached house
Total floor area	170 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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









IMPORTANT NOTICES

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