



Westbrooke Place, Lincoln



**£185,000**

- Mid-Terrace House
- Two Bedrooms
- Openplan Living
- Sought After Location
- Double Driveway
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating B



Well presented TWO BEDROOM Mid-Terrace House located close to the city centre. Perfectly located within walking distance of both primary and secondary schools, shops, doctors and host of other amenities.

The accommodation on offer comprises a Open plan Kitchen Living Area and WC to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Externally the property offers a private driveway with room for two cars and to the rear of the property there is an enclosed rear garden with patio.

The property further benefits from gas central heating and PVC double glazing through out.

#### **Kitchen 10'4" x 11'11" (3.1m x 3.6m)**

With a window and the entrance door to the front aspect, a range of wall and base units with worktops, integrated oven and hob with extractor over, sink with drainer unit, integrated fridge/freezer, room for dishwasher and access to the WC.

#### **WC**

With a low level WC wash hand basin and radiator.



### Lounge/Diner 16'1" x 11'11" (4.9m x 3.6m)

With french doors leading to the rear garden, stairs to the first floor and radiator.

### Landing

With stairs to the ground floor and access to storage cupboard.

### Bedroom One 10'10" x 11'11" (3.3m x 3.6m)

With a window to the rear aspect, fitted wardrobe and radiator.

### Bedroom Two 6'8" x 11'11" (2m x 3.6m)

With two windows to the front aspect and radiator.

### Bathroom

With a low level WC, vanity wash hand basin, panelled bath with shower over and chrome heated towel rail.

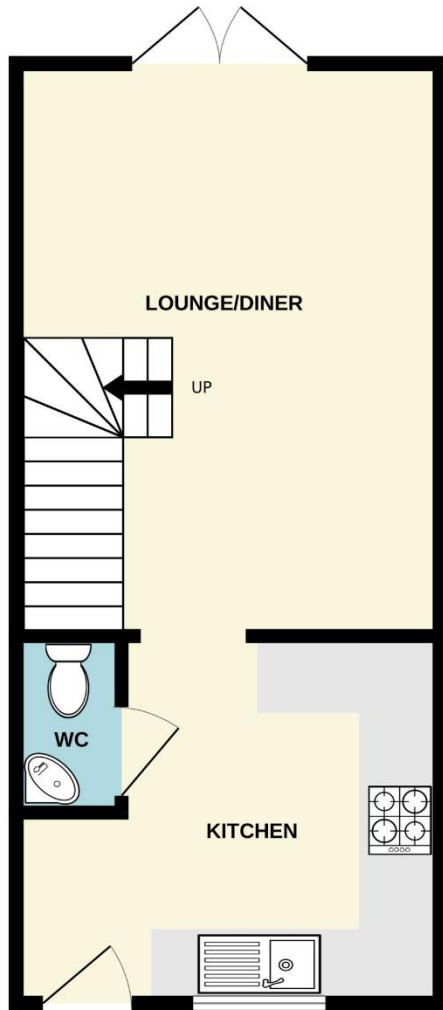
### Outside

To the front of the property is two allocated parking spaces providing off street parking.  
To the rear of the property is an enclosed garden with lawn, patio and shed.

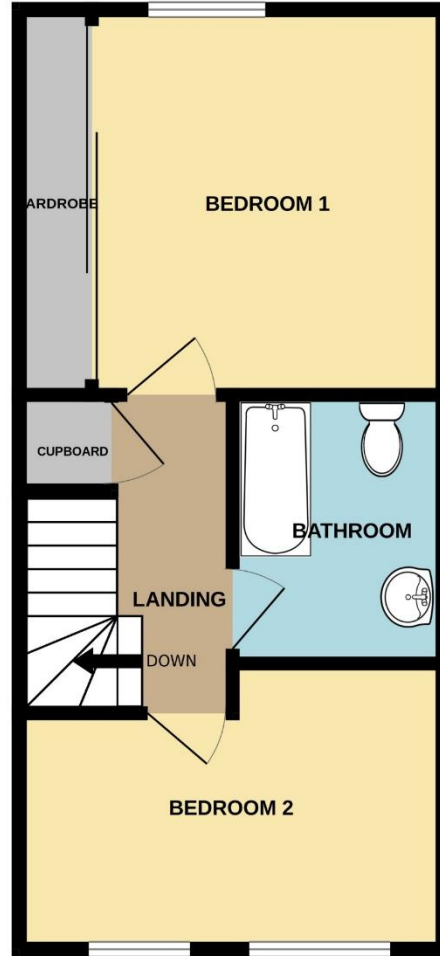
### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



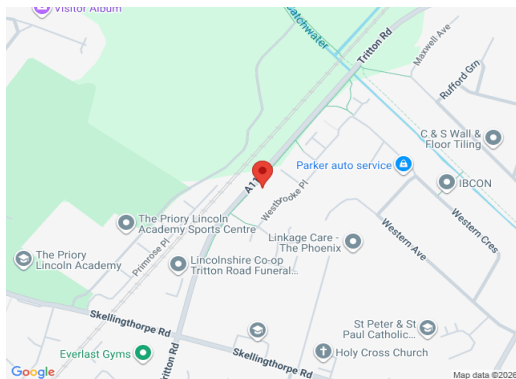
1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



WESTBROOKE PLACE, LINCOLN, LN6 7GS

TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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