



Stocking Way, Lincoln LN2 4FX

welcome to

Stocking Way, Lincoln

This beautiful presented and modern four bedroom home is ideally situated within the ever popular uphill Lincoln area, providing local access to a wealth of amenities. Boasting front and rear gardens, driveway, garage and two en suites, this property is not to be missed!



Located on a cul-de-sac within the highly sought after uphill Lincoln area, this immaculate and modern three storey home enjoys local access to a wide range of amenities including shops, eateries, supermarkets, gyms, parks and public houses as well as transport links and schooling.

The ground floor begins with a welcoming entrance hall, convenient cloakroom wc, lounge with feature fireplace and a modern fitted kitchen/diner with integral appliances. Located on the first floor is a double bedroom with en suite, a second double bedroom and a good size single bedroom, served by a family bathroom. Stairs lead to the second floor landing which opens to the main bedroom with en suite.

Outside, this property benefits from a pathway to the front door with areas of gravel and lawn either side. An additional pathway leads down to the right side of the property where gated access leads to the rear garden. The rear garden is fully enclosed and provides a well maintained space for outdoor dining and seating, with two patio areas, an area of decking, mature plants and shrubs, an area of lawn and gated rear access leading to the driveway parking and garage.

Early internal viewing is strongly recommended to appreciate the accommodation and location on offer.

Entrance Hall

Cloakroom Wc

Lounge

Kitchen

First Floor Landing

Bedroom Two

En Suite Two

Bedroom Three

Bedroom Four

Bathroom

Second Floor Landing

Bedroom One

En Suite One

Outside



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welcome to

Stocking Way, Lincoln

- IMMACULATE & MODERN FAMILY HOME
- FOUR GENEROUS BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PARKING & GARAGE
- OPEN PLAN KITCHEN/DINER WITH INTEGRAL APPLIANCES

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124388 - 0002

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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