



Hope Street, Lincoln LN5 7UJ

welcome to

Hope Street, Lincoln

Early viewing is essential for this well presented semi detached home located on a cul-de-sac within walking distance of Lincoln City Centre. Boasting new kitchen, new boiler, a fully enclosed rear garden and driveway parking as well as a carport and garage.



Situated on a cul-de-sac within a popular area near to Lincoln City Centre is this well presented two bedroom semi-detached home, enjoying local access to a wide range of amenities such as shops, eateries, parks and supermarkets as well as transport links and schooling. The property in brief comprises: lounge, newly fitted kitchen/diner, conservatory, two good sized bedrooms and a family bathroom. Outside, this property benefits from a driveway to the front providing off road parking for one car and access to the carport which provides parking for an additional car and access to the rear garden. To the rear is a fully enclosed garden with a patio area ideal for seating, detached garage with power and light, areas of lawn and a further patio area to the rear. Early internal viewing is strongly recommended to appreciate this property in full.

Lounge

Kitchen / Diner

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Outside



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welcome to

Hope Street, Lincoln

- WELL PRESENTED SEMI-DETACHED HOME
- CUL-DE-SAC LOCATION
- NEWLY FITTED KITCHEN
- NEWLY FITTED BOILER
- DRIVEWAY PARKING, CARPORT & GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers over

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123822 - 0007

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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