



Westbrooke Place, Lincoln LN6 7GS

welcome to

Westbrooke Place, Lincoln

NO CHAIN

Early viewing is essential for this immaculate, turnkey ready semi-detached bungalow situated within a sought after and well serviced residential area. Boasting modern accommodation throughout, driveway parking and a low maintenance rear garden.



This beautifully presented two bedroom semi-detached bungalow boasts modern and contemporary accommodation throughout, suitable for a range of buyers looking for a turnkey ready home. Situated within a sought after residential area, this property enjoys local access to a wide range of amenities including shops, eateries, supermarkets, gyms, public houses and parks as well as transport links and schooling.

The property in brief comprises: a welcoming entrance hall, bright and airy open plan lounge/diner, modern fitted kitchen, fitted bathroom and two well-proportioned bedrooms. Outside, this property benefits from a block paved driveway to the side providing off road parking for two cars and access to the entrance door. Gated side access leads to a fully fence panel enclosed, low maintenance and non-overlooked rear garden, comprised of a large patio area ideal for seating and outdoor dining with an area of Derbyshire Peakstone, access to rear door, 6'x4' shed (new in April 2026), outside tap and double power socket.

Early internal viewing is strongly recommended to avoid missing out on this fantastic home!

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge / Diner

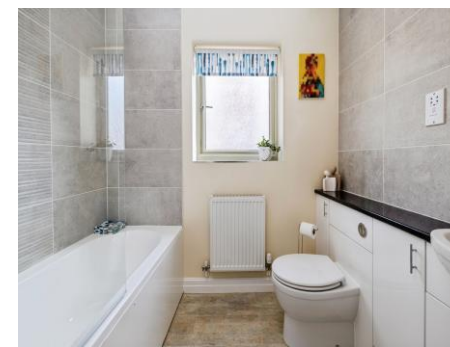
Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside



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Westbrooke Place, Lincoln

- IMMACULATE BUNGALOW BUILT BY CHESTNUT HOMES IN 2018
- TWO WELL-PROPORTIONED BEDROOMS
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR TWO CARS
- LOW MAINTENANCE REAR GARDEN WITH NEW SHED

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124459 - 0005

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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