



Carrington Drive, Lincoln LN6 0DE

welcome to

Carrington Drive, Lincoln

A well-presented two bedroom semi-detached home in a popular residential location, close to schools, shops and transport links, benefiting from generous gardens and excellent future potential.



Situated within a popular residential area, this two bedroom semi-detached home enjoys a convenient position close to a wide range of local amenities including schools, shops and transport links.

The accommodation comprises an entrance porch leading into the entrance hall, kitchen and a bright and spacious lounge. To the first floor are two good-sized bedrooms and a family bathroom.

Externally, the property benefits from a well maintained front garden, which offers potential for off road parking subject to the necessary planning permissions and approval for a dropped kerb. To the rear is a generous enclosed garden featuring two brick-built storage sheds and a further wooden shed, providing excellent storage and outdoor space.

The property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize. Viewing is highly recommended.

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 Porch

Entrance Hall

Kitchen

Lounge/Diner

Landing

Bedroom One

Bedroom Two

Bathroom

Wc Room

Front Exterior

Rear Garden



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welcome to

Carrington Drive, Lincoln

- TWO BEDROOM SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO SCHOOLS, SHOPS & TRANSPORT LINKS
- SPACIOUS LOUNGE & FITTED KITCHEN
- GENEROUS REAR GARDEN WITH MULTIPLE OUTBUILDINGS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124488 - 0004

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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