



Whitethorn Grove, Lincoln LN6 0PF

welcome to

Whitethorn Grove, Lincoln

Early viewing is essential for this well presented three bedroom semi-detached home situated within a popular and well serviced residential area. Boasting open plan kitchen/diner, solar panels owned outright, three well-proportioned bedrooms, driveway parking and enclosed rear garden.



Presented to the market with no onward chain, this well presented and modernised three bedroom semi-detached home is situated within a sought after residential area, enjoying local access to a range of amenities including shops, eateries, parks, a leisure centre, doctors surgeries and pharmacies as well as transport links and schooling.

The property in brief comprises: entrance hall, lounge with sliding door opening to the rear garden, open plan kitchen/diner with pantry, three well-proportioned bedrooms and a family bathroom. Outside, this property benefits from a low wall bordered, block paved driveway to the front providing off road parking for two cars. To the rear is a fully fence panel enclosed rear garden which benefits from two block paved patio areas ideal for seating, an area of lawn, an area of hardstanding and an area of gravel.

Our vendor advises this home additionally benefits from having had a full re-wire three years ago and solar panels which are owned outright - for further information please call the branch.

AGENTS 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

Kitchen / Diner

Pantry

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden



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welcome to

Whitethorn Grove, Lincoln

- THREE BEDROOM SEMI DETACHED HOME
- NO ONWARD CHAIN
- PERFECT INVESTMENT OR FIRST TIME BUY
- DRIVEWAY PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124637 - 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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