



Blackfriars Walk, Lincoln LN2 4FD

welcome to

Blackfriars Walk, Lincoln

This 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, block paved driveway, detached double garage, one en suite, and no onward chain, this property is not to be missed!



Located on a cul-de-sac within the highly sought after uphill Lincoln area, this modern detached home enjoying local access to a wide range of amenities as well as transport links and schooling.

The ground floor begins with a welcoming entrance hall, cloakroom wc, fitted kitchen/diner with integral appliances, another reception room, utility and conservatory. Located on the first floor is a double bedroom with en suite, and three further bedrooms served by a family bathroom.

Outside, this property benefits from a pathway to the front door with areas of lawn either side. The rear garden is fully enclosed and provides a well maintained space for outdoor dining and seating, with a patio area, an area of decking with a shed, mature plants and shrubs, an area of lawn and gated rear access leading to the block paved driveway and garage.

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

Wc

Lounge

10' x 15' (3.05m x 4.57m)

Kitchen / Diner

25' 9" x 9' 4" (7.85m x 2.84m)

Utility

5' x 8' (1.52m x 2.44m)

Reception Room Three

10' x 8' 5" (3.05m x 2.57m)

Conservatory

Landing

Bedroom One

13' x 10' (3.96m x 3.05m)

En Suite To Bedroom One

Bedroom Two

9' x 11' 4" (2.74m x 3.45m)

Bedroom Three

8' 6" x 11' (2.59m x 3.35m)

Bedroom Four

13' x 11' (3.96m x 3.35m)

Bathroom



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Blackfriars Walk, Lincoln

- FOUR BED DETACHED HOUSE
- DETACHED DOUBLE GARAGE
- DRIVEWAY WITH AMPLE PARKING
- FRONT & REAR GARDEN
- EN SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124446 - 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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