



**New Park Place, Lincoln LN2 4ZL**

**welcome to**

## **New Park Place, Lincoln**

Early viewing is essential for this well presented home within the highly sought after uphill Lincoln area. Boasting light and airy accommodation throughout as well as off road parking and an enclosed garden, this property is an ideal first time buy or first family home.

### **Entrance Hall**

With double glazed front door and stairs rising to first floor.

### **Cloakroom Wc**

With wc, wash hand basin and radiator.

### **Open Plan Kitchen/Living Space**

With double glazed French doors opening to the rear garden, double glazed window to the front, a fitted kitchen in a range of wall and base units with work surfaces, sink and drainer, integral electric oven, breakfast bar, integral washing machine, integral fridge freezer and gas hob with extractor fan over.

### **Bedroom One**

With two double glazed windows to the front, wardrobe and radiator.

### **Bedroom Two**

With double glazed window to the rear and radiator.

### **Bathroom**

With double glazed window to the side, wc, wash hand basin, bath with wall mounted shower over, tiling to the walls, radiator and extractor fan.

### **Outside**

Property benefits from three allocated parking spaces and a south facing rear garden with a patio area ideal for seating, a plastic shed, outside socket and an area of lawn.





***view this property online*** [williamhbrown.co.uk/Property/LCR123848](http://williamhbrown.co.uk/Property/LCR123848)



**welcome to**

## **New Park Place, Lincoln**

- MODERN & WELL PRESENTED HOME
- FANTASTIC FIRST TIME BUY
- ENCLOSED REAR GARDEN
- THREE ALLOCATED PARKING SPACES
- OPEN PLAN LIVING

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

# **£190,000**

**view this property online** [williamhbrown.co.uk/Property/LCR123848](http://williamhbrown.co.uk/Property/LCR123848)



Property Ref:  
LCR123848 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2  
1EW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**