



Stocking Way, Lincoln LN2 4FX

welcome to

Stocking Way, Lincoln

This beautiful presented and modern three bedroom home is ideally situated within the ever popular uphill Lincoln area, providing local access to a wealth of amenities. Boasting en suite to master bedroom, rear garden, driveway and garage this property is not to be missed!



Located on a cul-de-sac within the highly sought after uphill Lincoln area, this immaculate and modern three storey home enjoys local access to a wide range of amenities including shops, eateries, supermarkets, gyms, parks and public houses as well as transport links and schooling.

The ground floor begins with a welcoming entrance hall, convenient cloakroom wc, lounge and fitted kitchen. Located on the first floor is two double bedrooms served by a family bathroom. Stairs lead to the second floor landing which opens to the main bedroom with en suite.

Outside, this property benefits from a pathway to the front door with areas of gravel and lawn either side. An additional pathway leads down to the right side of the property where gated access leads to the rear garden. The rear garden is fully enclosed and provides a well maintained space for outdoor dining and seating, with a patio area and gated rear access leading to the driveway parking and garage.

Early internal viewing is strongly recommended to appreciate the accommodation and location on offer.

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

Kitchen

Lounge

Cloakroom Wc

Landing

Bedroom Three

Bedroom Two

Bathroom

Second Landing

Bedroom One

En Suite To Bedroom One

Outside

Garage



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welcome to

Stocking Way, Lincoln

- THREE BEDROOM MODERN FAMILY HOME
- DRIVEWAY PARKING
- DETACHED GARAGE
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121850 - 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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