



Flavian Road, LINCOLN LN2 4GR

welcome to

Flavian Road, LINCOLN

Early viewing is essential for this modern semi-detached home situated within a desirable residential area. Boasting no onward chain, immaculate accommodation throughout, well-proportioned bedrooms, EV charging point, driveway parking and garage.



Situated within the ever popular and well serviced uphill Lincoln area is this modern, turnkey ready three bedroom semi-detached home, enjoying local access to a wide range of amenities such as the Carlton Centre, parks, supermarkets, eateries, gyms and public houses as well as transport links and schooling.

The entrance door to this immaculate home leads to a welcoming entrance hall which provides access to a convenient downstairs wc and a bright, spacious lounge. The lounge leads on to a modern fitted kitchen/diner complete with integral appliances, inset ceiling lights, built in under stairs storage and patio doors opening to the rear garden. With stairs rising from the entrance hall, the first floor is comprised of the main bedroom with fitted wardrobes, a further two well-proportioned bedrooms and a family bathroom with P-shape bath.

Outside, this property benefits from a block paved driveway to the side providing off road parking for two cars, access to the detached garage and gated side access to the rear garden. Alongside the driveway is an area of lawn with pathway leading to the entrance door. The rear garden is fully fence panel enclosed with a large patio area ideal for outdoor dining and entertaining, an area of lawn and pedestrian access to the garage.

Being presented to the market with no onward chain, early internal viewing is strongly recommended to appreciate this property and its location in full.

Agent's Note



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welcome to

Flavian Road, LINCOLN

- MODERN & IMMACULATE SEMI-DETACHED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- DRIVEWAY PARKING, GARAGE & EV CHARGING POINT
- FULLY ENCLOSED REAR GARDEN
- HIGHLY SOUGHT AFTER UPHILL LOCATION

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124567 - 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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