

property details **approval form**

23 Redbourne Drive, LINCOLN, Lincolnshire, LN2 2HG

Date: 07 September 2026

Property Ref and Version: LCR124542 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

T 01522 534 771 **E** Lincoln@williamhbrown.co.uk

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>> **price**

£210,000

Tenure: Freehold

>> **key features**

- > MODERN & SPACIOUS FAMILY HOME
- > THREE RECEPTION ROOMS
- > STYLISH & CONTEMPORARY SHOWER ROOM
- > ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- > DRIVEWAY PARKING
- > THREE GENEROUS BEDROOMS
- > POPULAR UPHILL LINCOLN LOCATION
- > AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY
- > EPC Rating: C

>> **short description**

This beautifully presented three bedroom home is situated in a popular area of Lincoln, offering modern yet characterful living, three reception rooms, driveway parking, a stylish shower room and convenient access to local amenities.

>> **long description**

Situated within the ever popular and well serviced uphill Lincoln area, this modern and spacious three bedroom family home presents a fantastic opportunity for a range of buyers including those buying their first home and those looking to downsize. Uphill Lincoln provides local access to a wealth of amenities including shops, eateries, supermarkets, parks, a leisure centre, a doctors surgery and a pharmacy as well as transport links and schooling.

The property in brief comprises: entrance hall, cosy lounge with feature log burner, spacious fitted kitchen/breakfast with space for appliances, dining room, conservatory with feature log burner, main bedroom with built in wardrobes, a further two well-proportioned bedrooms and a contemporary shower room. Outside, this property benefits from a low wall fronted gravel driveway to the front providing off road parking for two cars. The rear garden is fully enclosed with a slate chipped area, an area of lawn, an area of decking ideal for seating and outdoor dining, and a summer house.

Early internal viewing is strongly recommended to appreciate the turn-key ready accommodation on offer.

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>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

With entrance door, stairs rising to first floor, tiled flooring and radiator.

Lounge

With double glazed window to the front, feature log burner, radiator and tiled flooring.

Kitchen / Breakfast Room

With two double glazed windows to the rear, double glazed window to the front, a fitted kitchen in a range of wall and base units with work surfaces, space for range cooker with cooker hood fitted above, sink and drainer, space for fridge freezer, space for dishwasher, space for washing machine, space for dryer, tiled flooring and radiator, opening to:-

Dining Room

With tiled flooring, radiator and double doors opening to:-

Conservatory

With double glazed double doors opening to the rear garden, double glazed windows to the side and rear, feature log burner, tiled flooring and two radiators.

First Floor Landing

With stairs rising from entrance hall and double glazed window to the front.

Bedroom One

With double glazed window to the front, built in mirror fronted wardrobes, carpet flooring and radiator.

Bedroom Two

With double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

With double glazed window to the front, carpet flooring and radiator.

Shower Room

With two obscured double glazed windows to the side, large shower with fitted screen, rainfall attachment and recessed shelf, wc, wash hand basin with vanity under, vertical heated towel rail and extractor fan.

Outside

Property benefits from a low wall fronted gravel driveway to the front providing off road parking for two cars. The rear garden is fully enclosed with a slate chipped area accessed via the Conservatory, an area of lawn, an area of decking ideal for seating and outdoor dining, and a summer house.

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>> **room description**

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>> **property images**



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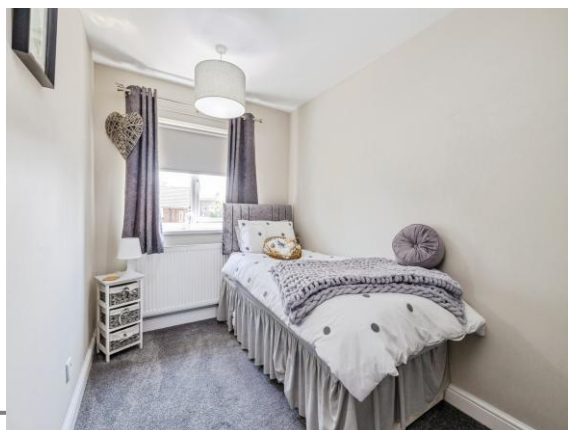
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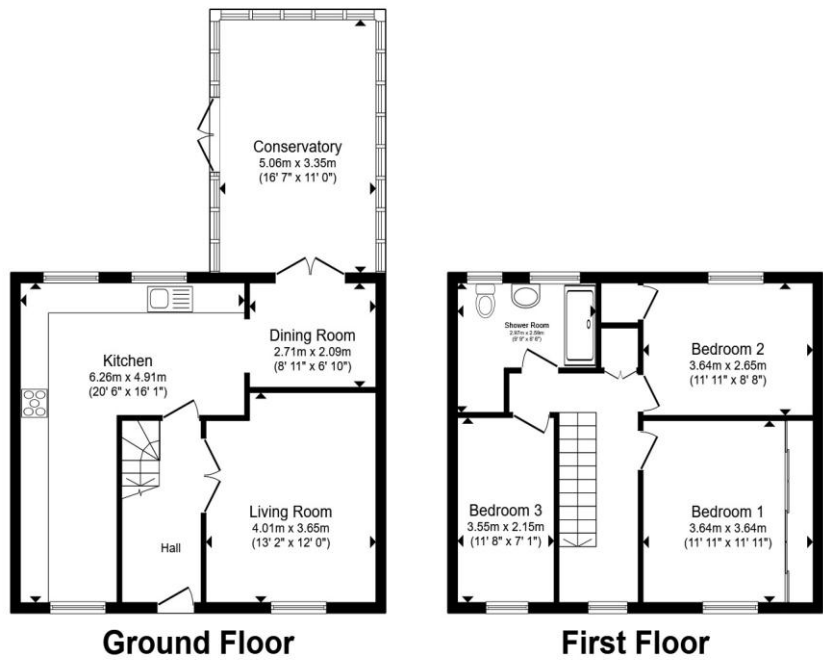
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>> floor plan



Total floor area 114.9 m² (1,237 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Marc Overton		
Miss M.H. Williams		