



Westbrooke Place, Lincoln LN6 7GS

welcome to

Westbrooke Place, Lincoln

Early viewing is essential for this immaculate, turnkey ready semi-detached bungalow situated within a sought after and well serviced residential area. Boasting modern accommodation throughout, driveway parking and a low maintenance rear garden.

Entrance Hall

With carpet flooring, radiator and airing cupboard housing Worcester Bosch combi boiler (fitted Dec 2023 with 10 year warranty)

Lounge / Diner

With double glazed window to the front, TV aerial socket, carpet flooring and two radiators.

Kitchen

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan and splashback, one and a half bowl stainless steel sink and drainer, space for washing machine, space for fridge freezer, part tiling to the walls, vinyl flooring and radiator.

Bedroom One

With double glazed window to the rear, built in mirror-front sliding wardrobe, TV aerial socket, carpet flooring and radiator.

Bedroom Two

With double glazed door opening to the rear, TV aerial socket, carpet flooring and radiator.

Bathroom

With obscured double glazed window to the side, bath with wall mounted shower and fitted screen, wc and wash hand basin unit with storage, shaver point, vinyl flooring, part tiling to the walls and radiator.

Outside

Property benefits from a block paved driveway to the side providing off road parking for two cars and access to the entrance door. Gated side access leads to a fully fence panel enclosed, low maintenance

and non-overlooked rear garden, comprised of a large patio area ideal for seating and outdoor dining with an area of an area of Derbyshire Peakstone, access to rear door, 6'x4' shed (new in April 2026), outside tap and double power socket.





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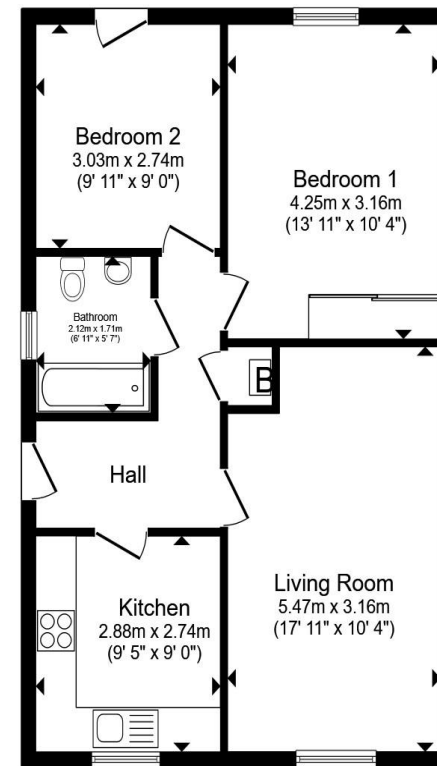
Westbrooke Place, Lincoln

- IMMACULATE BUNGALOW BUILT BY CHESTNUT HOMES IN 2018
- TWO WELL-PROPORTIONED BEDROOMS
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR TWO CARS
- LOW MAINTENANCE REAR GARDEN WITH NEW SHED

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£200,000



Total floor area 58.9 m² (634 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



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Property Ref:
LCR124459 - 0004

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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



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



williamhbrown.co.uk