

Moor Lane,Potterhanworth LINCOLN LN4 2DZ

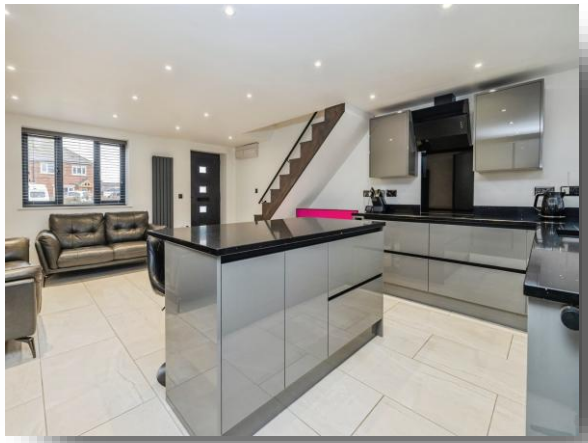
william h brown

welcome to

Moor Lane,Potterhanworth LINCOLN

A modern four-bedroom semi-detached home in Potterhanworth, offering open-plan living, a generous plot with ample parking, a large enclosed garden, and a brick-built outbuilding. Features an en suite main bedroom and versatile bedrooms located across two floors.













Open Plan Kitchen/Living Space
With double glazed windows to the front and rear, front door, a modern fitted kitchen in a range of wall and base units with work surfaces, kitchen island with further storage, integral oven and microwave, integral dishwasher, inset sink, induction hob with extractor fan over, inset ceiling lights, tiling to the floor, feature wall radiator and stairs rising to first floor.

Rear Porch
With double glazed door opening to the rear garden and door to:-

Utility / Downstairs Wc
With obscured double glazed window to the rear, wc, wash hand basin, space and plumbing for washing machine with space for dryer over, tiling to the floor and radiator.

First Floor Landing
With stairs rising to second floor.

Bedroom One
With double glazed window to the front, laminate flooring and wall radiator.

En Suite
With obscured double glazed window to the side, shower with rainfall attachment, wc, wash hand basin, heated towel rail and extractor fan.

Bedroom Four
With double glazed window to the rear and radiator.

Shower Room
With obscured double glazed window to the side, large walk in shower with rainfall attachment and fitted screen, wc, wash hand basin, part tiling to the walls and tiling to the floor.

Second Floor Landing
With stairs rising from first floor landing.

Bedroom Two
With skylight and radiator.

Bedroom Three
With skylight and radiator.

Outside
Property benefits from a generous driveway to the front providing ample off road parking for numerous vehicles, access to the front door and gated side access to the rear garden. To the rear is a spacious enclosed garden which is mainly laid to lawn with large patio area ideal for seating and entertaining, additional rear parking space and access to the detached brick built outbuilding providing additional storage.

Agent's Note
Prospective purchasers must comply with Section 157 of the Housing Act 1985. This means they must have lived, or worked, or a combination of both, in the North Kesteven District Council area, for three years immediately prior to purchase of the property. Please call branch for further details.

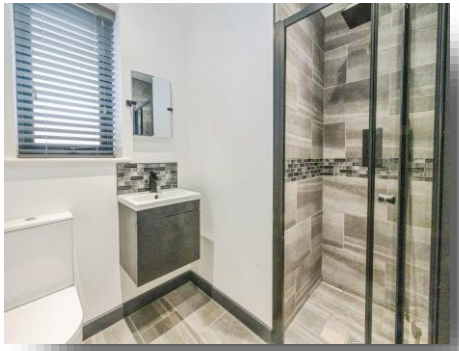
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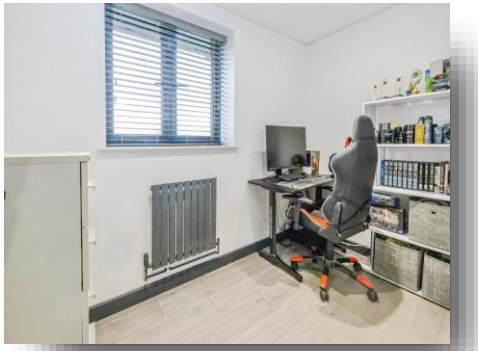
- MODERN SEMI-DETACHED HOME
- GENEROUS PLOT WITH AMPLE FRONT PARKING
- LARGE ENCLOSED REAR GARDEN IDEAL FOR FAMILIES
- OPEN PLAN DOWNSTAIRS LIVING WITH MODERN KITCHEN
- MAIN BEDROOM WITH STYLISH EN SUITE

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

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123825

The Property Ombudsman

Property Ref:
LCR123825 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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