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11 Westbrooke Road, Lincoln, LN6 7TB

£169,950

This modern, 2-bedroom home is situated on the LN6 development and has been recently constructed in 2016 by locally renowned developer Chestnut Homes. This popular development is conveniently located off Boutham Park Road, just a short distance from Lincoln City Centre and amenities. Boasting green open spaces, trees, and a boardwalk, this is an attractive development which has already transformed into a thriving community.

The property briefly comprises of a modern kitchen with open plan living/dining room, two bedrooms and family bathroom. The modern kitchen is fitted with integrated oven, stainless steel hob and extractor. The kitchen leads to a spacious lounge and dining room, under stairs storage and patio doors leading to the rear garden. Two bedrooms occupy the first floor with fitted wardrobes to master and a contemporary fitted bathroom with modern sanitary ware. The outside of the property features a landscaped front garden with parking space and the rear garden laid to lawn. Having lived in the property since new, the current owners have taken great care to keep the property in pristine condition.

Kitchen 10'2" x 8'7" (3.1m x 2.64m)

Lounge Diner 16'0" x 11'10" (4.9m x 3.61m)

W/C 2'10" x 5'0" (0.88 x 1.54m)

Bedroom 1 11'9" x 10'9" (3.6m x 3.28m)

Bedroom 2 11'9" x 6'7" (3.6m x 2.02)

Bathroom 8'6" x 5'2" (2.6m x 1.58m)

Agents Notes

EPC: B

Heating: Mains Gas Combi Boiler

Council Tax: To be confirmed

Viewings: Viewings by appointment only, by arrangement with The New Homes Agent

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floor Plan



Approximate Gross Internal Area
 Ground Floor = 29.7 sq m / 319 sq ft
 First Floor = 29.3 sq m / 315 sq ft
 Total = 59 sq m / 634 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID726490)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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