



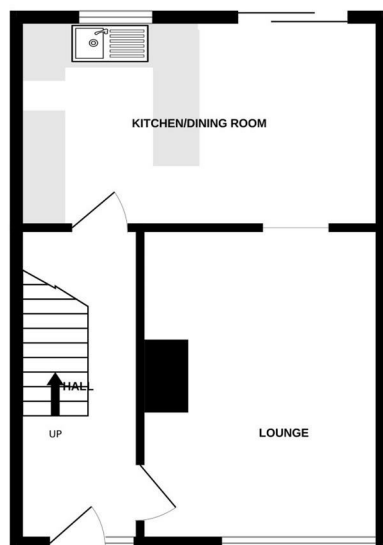
2 BROWNING COURT CLINTON PARK LINCOLN, LN4 4PP

£125,000
FREEHOLD

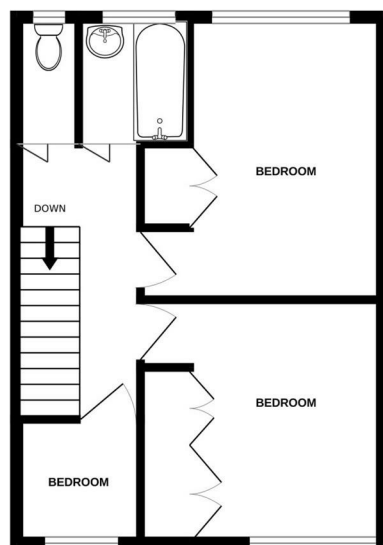
Pleasantly situated to the fringe of this popular residential area this two double bedroom mid terrace house enjoys lounge overlooking the green space to the front, kitchen diner overlooking the rear garden and first floor home office. Outside the property is enhanced by enclosed rear garden and allocated parking. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

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GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: C **Council Tax Band: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

Woodhall Spa Sales
19 Station Road
Woodhall Spa
Lincolnshire
LN10 6QL

01526 353333
woodhallspa@robert-bell.org
<https://robert-bell.org/>

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