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1 Reedbush Avenue, Lincoln, LN2 4ZF



When it comes to
property it must be





Asking Price: £279,000



Situated on the sought-after Greetwell Fields development north of Lincoln, this modern three-bedroom detached house is perfect for first-time buyers. With a kitchen-diner, lounge, en-suite master, garden and garage, it's a superb home in a well-connected location. No Chain.

Key Features

- Modern detached family home
- Popular Greetwell Fields development
- Spacious dual aspect living room
- Stylish kitchen-diner
- Utility room & ground floor WC
- 3 good size bedrooms
- Ensuite & family bathroom
- Garden, driveway & garage
- Tenure: Freehold
- EPC rating B



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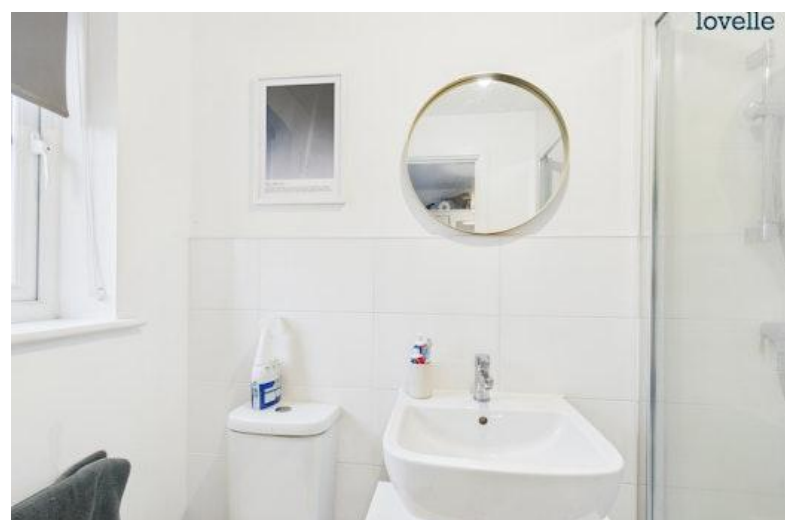
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Introduction

Located on the desirable Greetwell Fields development to the north of Lincoln, this modern three-bedroom detached house offers a stylish and practical home, ideally suited to first-time buyers or a young family.

The ground floor features a welcoming entrance hall with cloakroom/WC, a bright dual-aspect living room with French doors opening onto the garden, and a spacious kitchen-diner fitted with contemporary units, integrated cooking appliances and ample room for family dining. A separate utility room adds further convenience. Upstairs, the landing leads to three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, two additional bedrooms and a modern family bathroom.

Externally, the property enjoys an enclosed rear garden, laid to lawn with a paved seating area ideal for outdoor entertaining. To the rear side, a driveway and single garage provide off-road parking and secure storage.

Positioned within easy reach of local schools, shops and excellent transport links, this is a move-in ready home in a popular and well-connected setting.

Entrance Hall

1.95m x 1.87m (6'5" x 6'1")

The property opens into a bright and welcoming entrance hall, with the staircase rising to the first floor. From here, doors lead through to both the living room and the kitchen-diner, creating an easy flow between the main ground floor spaces.

Cloakroom / WC

The ground floor cloakroom is fitted with a low-level WC and pedestal wash hand basin, complemented by a radiator and neutral décor. A practical and convenient addition for family living and visiting guests.

Living Room

5.6m x 3.11m (18'5" x 10'2")

The living room is a bright and spacious dual-aspect reception room with a large window to the front and French doors opening onto the rear garden. This arrangement allows for plenty of natural light throughout the day, creating a warm and welcoming space. The room offers ample space for a range of furnishings and is finished in a neutral décor with wood-effect flooring, making it a versatile and inviting setting for everyday family life and entertaining.

Kitchen-Diner

5.63m x 2.84m (18'6" x 9'4")

The kitchen-diner is a generous and practical space, fitted with a range of modern units and work surfaces, incorporating an integrated oven, hob with extractor and space for further appliances. The kitchen area opens into a light dining space with room for a family table, creating the ideal setting for both everyday meals and entertaining. Dual aspect windows bring in plenty of natural light, giving the room a bright and welcoming feel.

Utility Room

1.88m x 1.59m (6'2" x 5'2")

The utility room provides additional space for appliances and storage, with fitted worktop and units housing plumbing for a washing machine and dryer. The wall-mounted central heating boiler is also located here, and a side access door leads out to the garden, making this a practical and functional area for everyday household tasks.

Landing

3.63m x 1.92m (11'11" x 6'4")

The first-floor landing is light and spacious, with access to all three bedrooms and the family bathroom. A built-in storage cupboard provides useful space for household items and linen, while a side-facing window brings in additional natural light.

Master Bedroom

5.63m x 3.2m (18'6" x 10'6")

The master bedroom is an impressive and generously sized room extending the full depth of the property, with dual aspect windows allowing in plenty of natural light. There is ample space for wardrobes and additional furnishings, while the décor creates a stylish and restful atmosphere. The room is served by its own en- suite shower room, adding convenience and privacy.

Ensuite Shower Room

2.24m x 1.22m (7'4" x 4'0")

The en-suite is fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin and a corner shower enclosure with sliding glass doors. Finished with part tiled walls and a side-facing window, it offers a bright and practical space to complement the master bedroom.

Bedroom 2

3.24m x 2.59m (10'7" x 8'6")

Bedroom two is a comfortable double room with dual aspect windows that bring in plenty of natural light. The neutral décor and carpeted flooring create a calm and versatile space, well suited as a guest bedroom, teenager's room or home office if preferred.

Bedroom 3

2.82m x 2.29m (9'4" x 7'6")

Bedroom three is a well-presented single room, currently used as a nursery. With a rear-facing window overlooking open views, it offers a light and pleasant outlook. This room would make an ideal child's bedroom, home office or dressing room depending on requirements.

Family Bathroom

2.19m x 1.9m (7'2" x 6'2")

The family bathroom is finished in a fresh, neutral style and fitted with a modern three-piece suite. It includes a panelled bath with shower attachment, a pedestal wash hand basin, and a low-level WC. A frosted rear-facing window allows for natural light while maintaining privacy, and there is a heated towel rail for added convenience. The room is completed with tiled splashbacks and a practical floor covering, creating a clean and functional space for everyday family use.

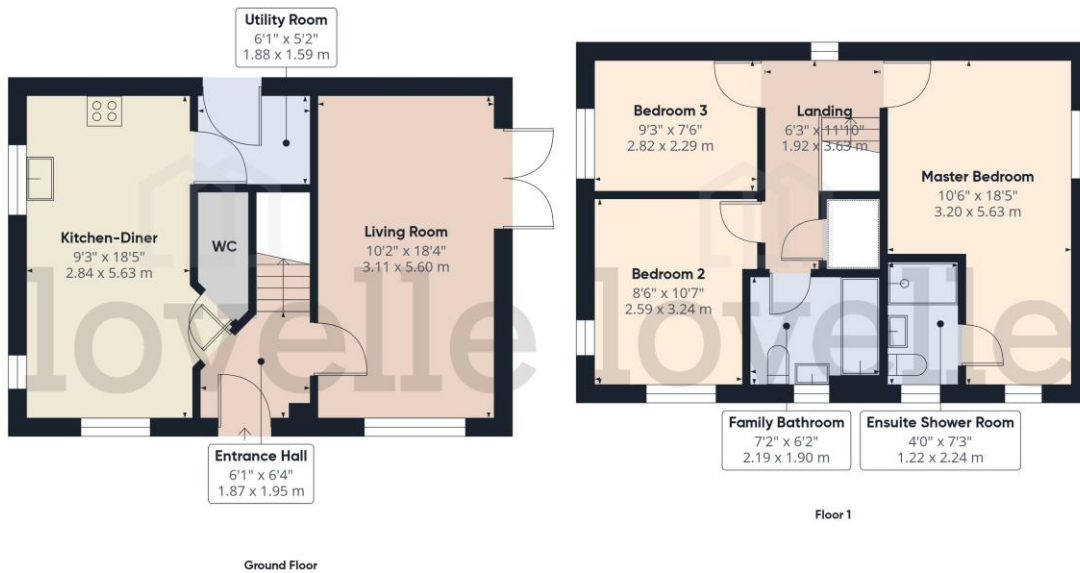
Enclosed Garden

The property enjoys a good-sized side garden, enclosed in part by attractive brick walling and timber fencing for both privacy and security. The garden is mainly laid to lawn, with a paved patio seating area providing an ideal spot for outdoor dining or entertaining. Its layout makes it a practical and family-friendly space, with scope for further landscaping if desired.

Driveway & Garage

To the rear of the property there is a driveway offering off-street parking and access to a single garage, giving useful additional storage or secure parking.



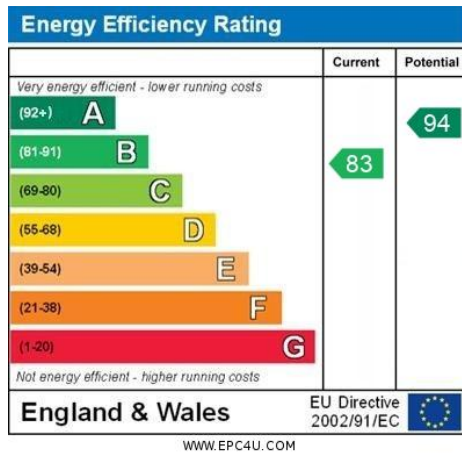
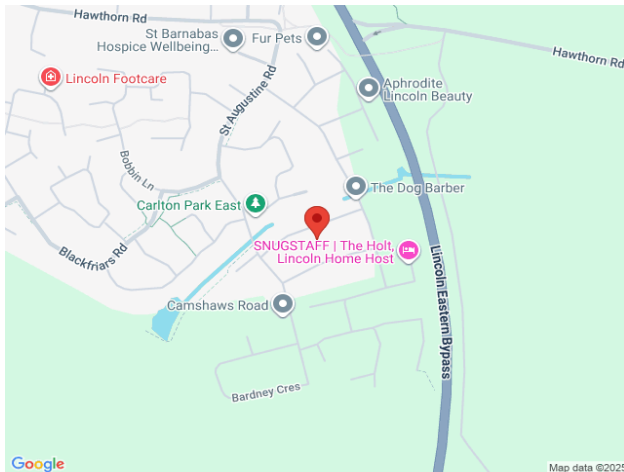


Approximate total area⁽¹⁾
930 ft²
86.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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