



22 Lincoln Avenue, Little Lever

£285,000 Leasehold

Four bedroom semi detached dormer bungalow • Modern fitted kitchen with sparkle laminate worktops • Integrated appliances in the kitchen including fridge freezer, washing machine and dishwasher • Two bathrooms • Large Orangery to the rear with open aspect views • The three bedrooms upstairs all have fitted wardrobes • The roof was replaced in 2021 • Modern resin driveway for two vehicles to the front • Elevated decked bar in the garden • Close to all local amenities





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR

1ST FLOOR



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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Situated within a sought-after residential area, this exquisite four-bedroom semi-detached dormer bungalow presents a rare combination of space, style, and modernity. Boasting a modern aesthetic, this property presents a haven for contemporary living within an esteemed neighbourhood.

Upon entering the property, one is greeted by a welcoming ambience that exudes comfort and sophistication. The modern fitted kitchen is a focal point of the home, featuring sleek sparkle laminate worktops and an array of integrated appliances including a fridge freezer, washing machine, and dishwasher. This culinary haven offers an ideal space for both preparing meals and entertaining guests.

The property further benefits from two well-appointed bathrooms, ensuring convenience and functionality for its residents. The convenience of having both a bedroom and a bathroom on the ground floor adds to the accessibility and ease of living within this stunning abode.

A notable feature of the property is the expansive Orangery at the rear, offering a serene space to relax and soak in the picturesque open aspect views. This light-filled sanctuary serves as an extension of the living space, creating an ideal environment for both quiet relaxation and social gatherings.

The three bedrooms located upstairs are all thoughtfully designed, each boasting fitted wardrobes that cater to the storage needs of the discerning homeowner. This attention to detail ensures that every square inch of the property is utilised efficiently and enhances the overall living experience.

The roof of the property was replaced in 2021, providing peace of mind to the new homeowner in terms of maintenance and structural integrity. This recent upgrade underscores the commitment to ensuring the longevity and durability of the property.

Externally, the property also boasts a modern resin driveway capable of accommodating two vehicles, offering both convenience and practicality for residents with multiple cars. The elevated decked bar in the rear garden provides a charming outdoor space for entertaining or relaxation, perfect for enjoying the serene surroundings of the property.

Conveniently located close to all local amenities, this property offers easy access to a range of shops, schools, and transportation links, making it an ideal choice for families, professionals, or individuals seeking a comfortable and well-connected lifestyle.

In summary, this four-bedroom semi-detached bungalow epitomises modern living at its finest. With its contemporary design, ample living space, and convenient location, this property offers a unique opportunity to own a home that seamlessly blends style, functionality, and comfort. A viewing of this exceptional property is highly recommended to fully appreciate the charm and elegance it has to offer.