



RE/MAX

Elite



30 Lindum Avenue, Lincoln, LN2 5JB

£1,150 Per month

STUNNING 3-BED LINCOLN HOME WITH PARKLAND VIEWS & CITY BACKDROP – AVAILABLE FURNISHED

Nestled on a charming street in central Lincoln, this beautifully presented property boasts stunning parkland views to the front and cityscape views to the rear. Available from 25th November, this quiet location is just a 5-minute walk to the Cathedral area and 10 minutes to the hospital—ideal for professionals!

The home offers flexible accommodation with three bedrooms, two reception rooms, a family bathroom, and a spacious kitchen with white goods included. Enjoy the cute, south-facing rear garden with a patio. Offered furnished,

contact RE/MAX to book a viewing—this gem won't last long!

Council Tax Band A, EPC Rating C

Ground Floor

Comprising of:

Lounge

Having a front entrance door, window to the front elevation and a radiator.

Inner Hall

Having stairs to the lower ground, and first floors, and a radiator.

Bedroom 3/Office

Having a window to the rear elevation with far reaching, lovely views and a radiator.

Bathroom

Well fitted with a modern white three piece suite comprising of a low level flush wc, pedestal wash hand basin, and panelled bath with shower over and screen.

First Floor

Comprising of:

Landing

Having access to the bedrooms.

Bedroom One

Having a window to the rear elevation, useful storage cupboard and a radiator.

Bedroom Two

Having a window to the front elevation and a radiator.

Lower Ground Floor

Comprising of:

Kitchen

Well fitted with a range of modern units comprising of matching wall and base storage cupboards with complementary work surfaces above incorporating a stainless steel sink with single drainer and mixer tap. Co-ordinating tiled splash backs, integrated electric oven and hob with cooker hood above, dishwasher and fridge freezer. Tiled floor, spotlights, plinth lighting, useful storage cupboard housing the washing machine and a window to the front elevation.

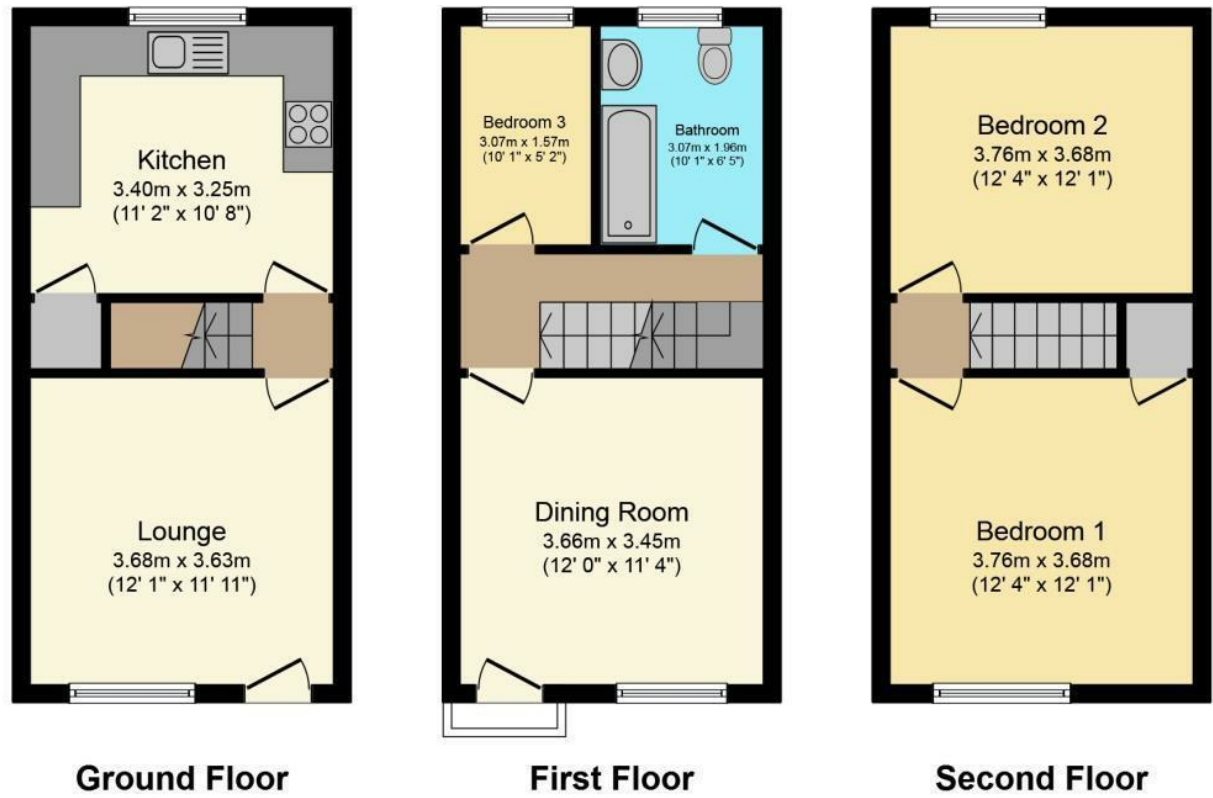
Snug/Sitting Room

Having spotlights, rear entrance door, window to the rear elevation and a radiator.

Outside

To the front of the property there is on street permit parking. A south facing garden to the rear has superb far reaching views, patio, lawn, outside power socket, and a brick built outhouse for storage.

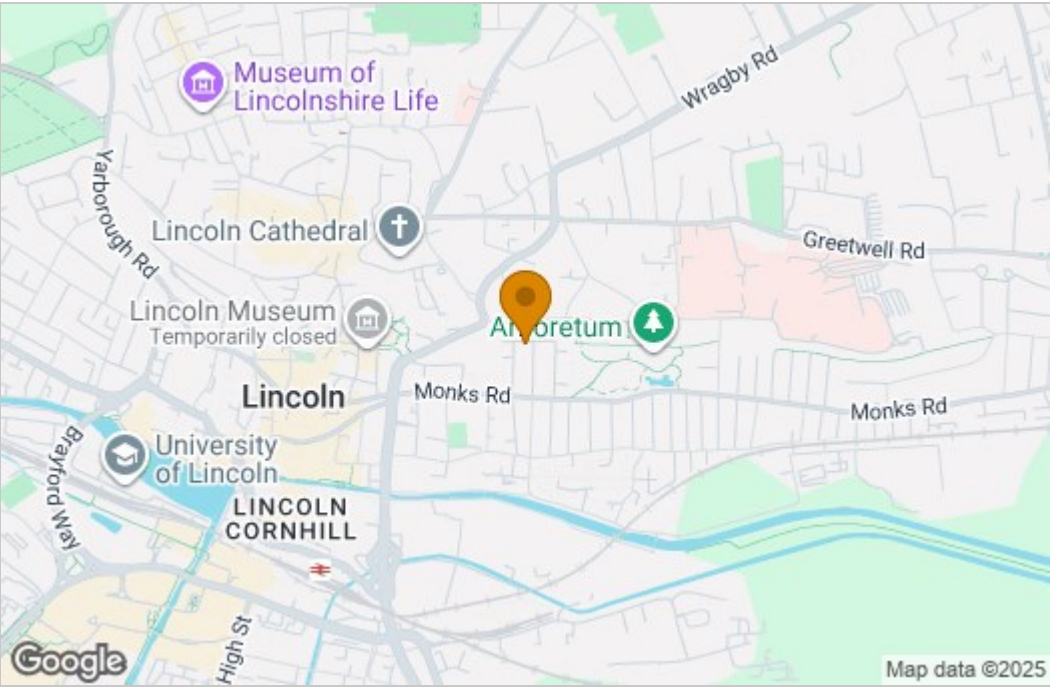
Floor Plan



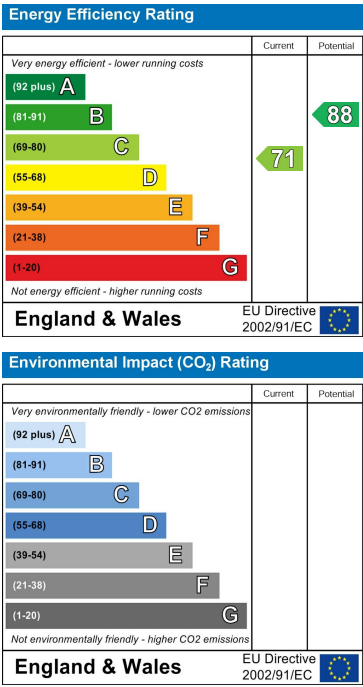
Total floor area 87.0 sq. m. (936 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Area Map



Energy Efficiency Graph



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