



- No Onward Chain!
- 2 Double Bedroom Detached Property
- Approx 15Larger than Expected Floorspace
- 2 Reception Rooms & Conservatory
- Modern Kitchen
- Rear Garden
- Driveway Parking & Garage
- Close To Local Amenities

Swallowbeck Avenue, Lincoln, LN6 7HA,
£280,000





Offered for sale with no onward chain is this 2 double bedroom chalet style property. Having impressive floorspace over two floors, the property has a larger floorspace than first impressions whilst also having a generous sized plot which is large enough to for an extension subject to the necessary planning permission approval. The property itself includes a welcoming entrance hall, ground floor shower room, 2 reception rooms such as a 19'11" lounge with log burner, a dining room with original parquet flooring, conservatory overlooking the rear garden and a modern kitchen with a range of integral appliances. Rising to the first floor are 2 double bedrooms, large eaves storage and access to WC. The rear garden is a mature garden with plenty of shrubs and trees and a patio seating area. To the front of the property there is off street parking for a number of vehicles and access to a single garage. Furthermore the property comes with uPVC double glazing throughout and gas central heating. Amenities nearby are available such as schooling at primary and secondary level, regular bus service to and from the Cathedral city of Lincoln, a range of local retail outlets and nationwide supermarkets. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Porch

Having uPVC sliding front door entry.

Entrance Hall

17' 5" max x 10' 0" (5.30m x 3.05m)

Having stairs rising to first floor, radiator and understairs storage cupboard. Access to lounge and kitchen.

Downstairs Shower Room

8' 9" x 5' 6" (2.66m x 1.68m)

Having vanity unit, storage cupboard, shower cubicle, low level WC, radiator and uPVC double glazed window to side aspect.

Kitchen

9' 10" x 9' 11" (2.99m x 3.02m)

Having a range of eye and base level units with counter worktops, uPVC double glazed window to rear aspect, appliances such as upgraded oven, 4 ring hob and extractor hood over, integral dishwasher and a concealed Ideal Logic gas combination boiler. Opening into:

Dining Room

9' 11" x 11' 11" (3.02m x 3.63m)

Having parquet flooring, radiator, coved ceiling, double doors leading into lounge and conservatory.

Conservatory

11' 6" x 11' 3" (3.50m x 3.43m)

Being of brick construction with uPVC double glazed large window to the rear aspect, 1 electric heater and door to side aspect leading onto rear garden.

Lounge

19' 11" max x 11' 11" (6.07m x 3.63m)

Having uPVC double glazed window to front aspect, radiator, log burner and coved ceiling.

First Floor Landing

Having a feature uPVC double glazed obscured window to side aspect. Leads to a landing providing access to 2 bedrooms, large eaves storage and upstairs WC.

Master Bedroom

14' 0" x 12' 9" (4.26m x 3.88m)

Having uPVC double glazed window to rear aspect, radiator and access to eaves storage.

Bedroom 2

11' 1" x 12' 4" (3.38m x 3.76m)

Having uPVC double glazed window to front aspect, built-in wardrobes measuring 1'10" deep, radiator and access to eaves storage.

WC

2' 10" x 8' 10" (0.86m x 2.69m)

Having low level WC, pedestal wash hand basin unit and velux window.

Outside Rear

Having a split patio seating area and a further lawned area with fenced perimeters and having a range of mature shrubs and trees.

Outside Front

Having dwarfed walled perimeter, provides off street parking and single garage.

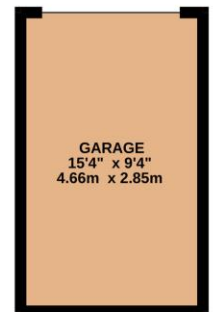
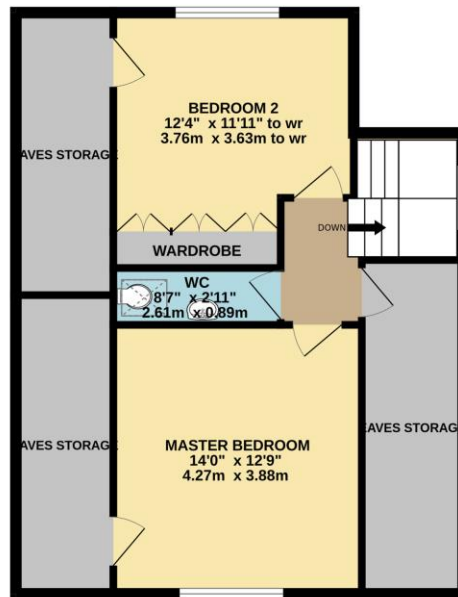
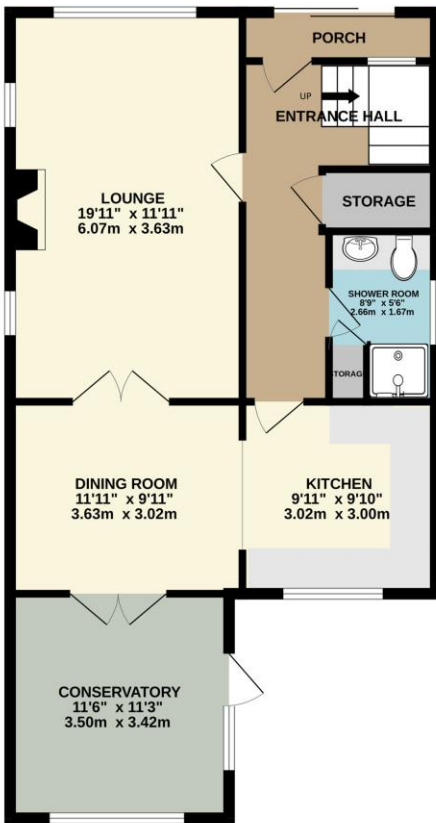




GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.

GARAGE
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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