



- Semi-Detached House
- 3 Bedrooms
- Refurbished Kitchen
- 20'6 Lounge
- 18'10 Conservatory
- Utility Room & Study
- Large Garden, Driveway & Garage
- No Onward Chain

Woodfield Avenue, Birchwood, LN6 0LJ,
Offers In Excess Of £215,000





Starkey&Brown is delighted to offer for sale this 3 bedroom semi-detached house which is offered for sale with no onward chain. Being located in in the Birchwood area of Lincoln the property boasts spacious living accommodation. Ground floor accommodation comprises of a newly fitted kitchen, an inner hallway with space for a utility room leading to a downstairs WC and access to a 20'6 x 11'0 lounge diner. Leading off the lounge diner is a conservatory measuring 18'10 which overlooks the rear garden and gives access to an additional room. Rising to the first floor there is a spacious landing with access to 3 bedrooms, a separate WC and a separate family bathroom. To the rear of the property there is a generous sized garden. Further benefits of the property includes gas central heating, uPVC double glazed throughout, driveway parking and access to a single garage. The property is conveniently to nearby amenities which includes schooling at primary and secondary levels, a regular bus service to and from Lincoln city centre, a retail shopping complex and doctors surgery. For further details contact Starkey&Brown. Council tax band: B. Freehold.

Entrance via:

Kitchen

9' 3" x 12' 11" (2.82m x 3.93m)

Having a range of base and eye level units with counter worktops, integral oven, hob and extractor hood over, stainless steel sink and drainer unit, a wall mounted Ideal combination boiler and a uPVC double glazed window to front aspect. Access to:

Inner Hall

Having stairs rising to first floor and understairs storage cupboard. Access to:

Utility Room

6' 1" x 7' 5" (1.85m x 2.26m)

Having uPVC double glazed window to front aspect, vinyl flooring and access to:

Downstairs WC

2' 5" x 6' 6" (0.74m x 1.98m)

Having a low level WC, pedestal hand wash basin unit, heated towel rail and extractor unit.

Lounge Diner

20' 6" x 11' 0" (6.24m x 3.35m)

Having 2 radiators, gas fireplace and wood flooring. Access to:

Conservatory

9' 5" x 18' 10" (2.87m x 5.74m)

Being of brick base with wood framed single pane window units, uPVC sliding doors leading onto rear garden, power points, radiator and access to study room.

Study Room

6' 0" x 8' 4" (1.83m x 2.54m)

Having window to rear aspect and power points. This room has a range of flexible uses.

Outside Rear

Enclosed with fenced perimeters being mostly laid to lawn with pathway leading from the top to the end of the garden.

Outside Front

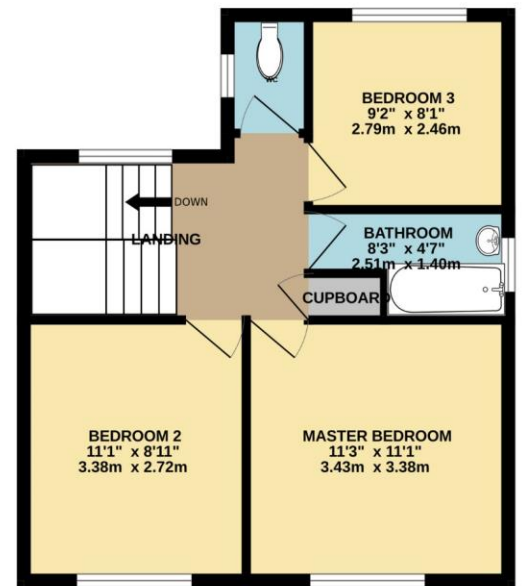
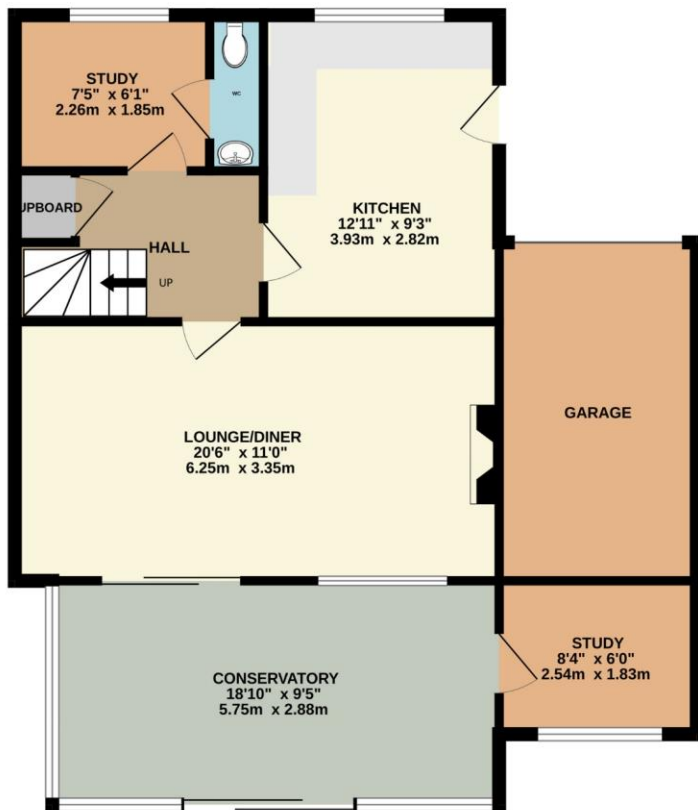
Having driveway parking and access to a single garage.





GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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