



- Semi-Detached House
- Very Well Presented Throughout
- Popular Residential Location
- 3 Well Proportioned Bedrooms
- New Kitchen & Bathroom 2023
- Enclosed Garden With Woodland To Rear
- Substantial Driveway
- NO CHAIN!

Uffington Avenue, Hartsholme, LN6 0AG,
£220,000





WELL PRESENTED FAMILY HOME WITH WOODLAND TO THE REAR! Starkey&Brown is pleased to offer for sale this spacious and well presented semi-detached family home located within the popular Hartsholme area of Lincoln with the added benefit of a south-facing garden which backs onto woodland. Accommodation briefly comprises entrance porch, entrance hallway, 13'6" lounge, 18'6" kitchen diner (new in 2023), utility, storage room/ WC, spacious first floor landing, 3 well proportioned bedrooms and a 4 piece bathroom (new 2023). Outside the property benefits from a substantial gravelled driveway with space for many vehicles and a fully enclosed garden to the rear. No chain! Council tax band: A. Freehold.



Entrance Porch

Having composite front entrance door, oak wooden flooring, radiator and LED downlights. Door into:

Entrance Hallway

Having oak wooden flooring, radiator, stairs rising to first floor and understairs storage cupboard.

Lounge

13' 6" max x 12' 1" (4.11m x 3.68m)

Having oak wooden flooring, 2 radiators and a large window overlooking the garden.

Kitchen Diner

18' 6" max x 10' 1" max (5.63m x 3.07m)

New in 2023 and having a range of matching handleless wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in eye level oven, gas hob with cooker hood over, integral dishwasher, laminate wood effect flooring, 2 radiators and French door leading onto the garden.

Utility

Having plumbing for washing machine with work surfacing over, Ideal combination condensing central heating boiler (installed 2019 and serviced annually), heated towel rail, part glazed composite door leading to rear garden.

Storage Room/WC

Having space for a range of appliances, low level WC, wash hand basin and radiator.

First Floor Landing

Having airing cupboard with radiator and access to loft.

Bedroom 1

12' 0" into wardrobe x 10' 3" (3.65m x 3.12m)

Having fitted sliding mirrored wardrobes, window overlooking the rear garden and woodland beyond and radiator.

Bedroom 2

11' 5" max x 10' 3" (3.48m x 3.12m)

Having radiator, window overlooking the rear garden and woodland.

Bedroom 3

8' 11" x 8' 2" (2.72m x 2.49m)

Having radiator and coved ceiling.

Bathroom

Having being newly installed in 2023 and having a 4 piece suite comprising panelled with central mixer taps and handheld shower attachment, tiled shower cubicle with mains fed rainfall shower, additional handheld shower and glass screen, wash hand basin set in vanity unit, low level WC, tiled effect vinyl flooring, heated towel rail, fully tiled walls, electric shaver point and extractor.

Outside Front

To the front of the property is a substantial gravelled driveway with space for many vehicles and outside lighting.

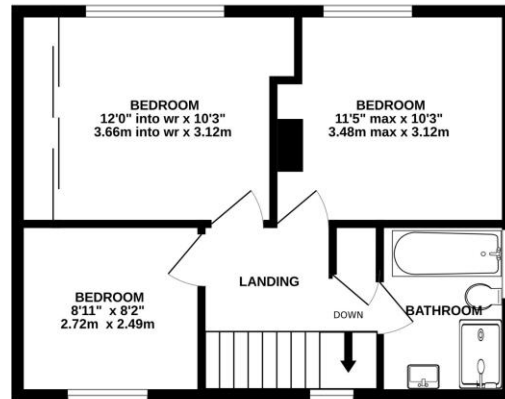
Outside Rear

To the rear of the property there is a fully enclosed garden being not directly from the rear and offering an excellent degree of privacy, being mainly laid to lawn with paved patio area, outside lighting, outside power point and cold water tap.





GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY
& BROWN
YOUR LOCAL PROPERTY PEOPLE