



- Chain Free
- Detached Bungalow
- 2 Double Bedrooms
- Lounge Diner

- Shower Room
- Single Garage
- Cul-De-Sac Location
- Beautiful Enclosed South-Facing Garden

Marjorie Avenue, Lincoln, LN6 7SD,
£220,000





Situated close proximity to shopping facilities and bus route in town. Starkey&Brown are pleased to offer for sale this very well presented detached bungalow in this cul-de-sac location of Marjorie Avenue. The property benefits from having 2 double bedrooms, a lounge diner, kitchen and a shower room. Outside the property has a front and rear gardens. Rear garden is very private and not overlooked with a variety of flowers, plants and shrubs and a summer house to be included in the sale. There is also a driveway leading up to a single garage with light and power. We are also advised by the vendor that this property is to be offered chain free. Call today to view. Council tax band: B. Freehold.



uPVC front door leading into:

Hallway

Door through to:

Lounge Diner

14' 5" x 12' 0" (4.39m x 3.65m)

A uPVC bay window to front aspect, uPVC doors to side garden, a real flame coal effect fire with marble surround and hearth and a double radiator.

Kitchen

10' 7" x 8' 6" (3.22m x 2.59m)

A range of wall and base units with rolled edge work surfaces incorporating cupboards and drawers, built-in appliances include a 4 ring hob, oven, grill and extractor hood, plumbing for washing machine, single sink with single drainer unit, breakfast bar, uPVC window to front aspect, tiled flooring, radiator and uPVC door to driveway.

Bedroom 1

12' 0" x 9' 9" (3.65m x 2.97m)

A uPVC window overlooking the rear garden, radiator and a full length fitted wardrobe with mirrored fronted sliding doors.

Bedroom 2

10' 7" x 9' 0" (3.22m x 2.74m)

A uPVC window overlooking the rear garden and a radiator.

Shower Room

6' 5" x 5' 5" (1.95m x 1.65m)

A 3 piece suite comprising of shower cubicle, wash hand basin incorporating 2 vanity sink unit with storage below, low level flush WC, fully tiled walls and flooring, radiator and a uPVC frosted window.

Hallway

Airing cupboard and access to loft.

Outside Front

Being mainly laid to lawn with a variety of flowers, plants and shrubs. A tarmac driveway leading to garage.

Garage

17' 1" x 8' 3" (5.20m x 2.51m)

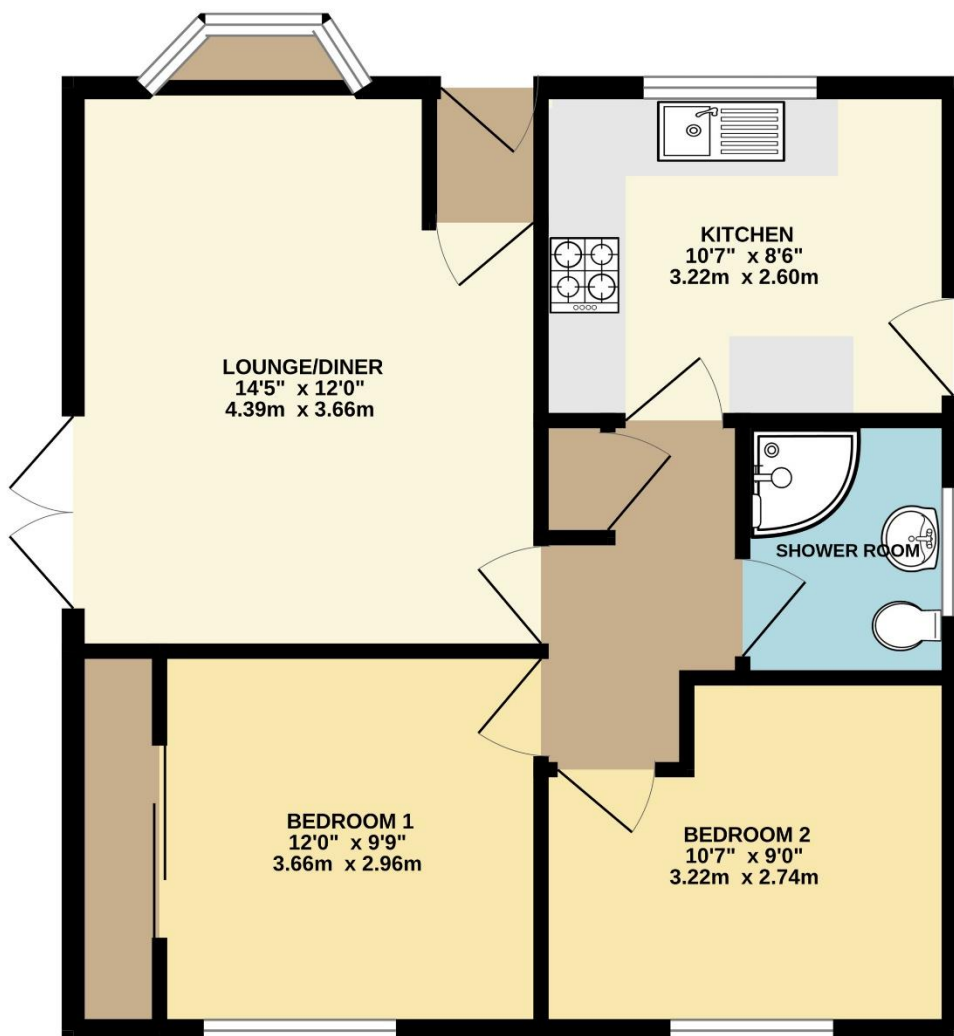
Up and over door with light and power.

Outside Rear

Predominantly south-facing. Being mainly laid to lawn with a variety of flowers, plants, trees and shrubs. There is a side garden with paved patio area, summer house and a greenhouse.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 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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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

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Important Information:

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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