



- Extended Semi-Detached House
- Cul-De-Sac Position
- 2 Double Bedrooms
- Impressive 18'10" Dining/Family Room
- Lounge With Log Burner
- Driveway Parking
- Large West-Facing Garden
- Viewing Recommended

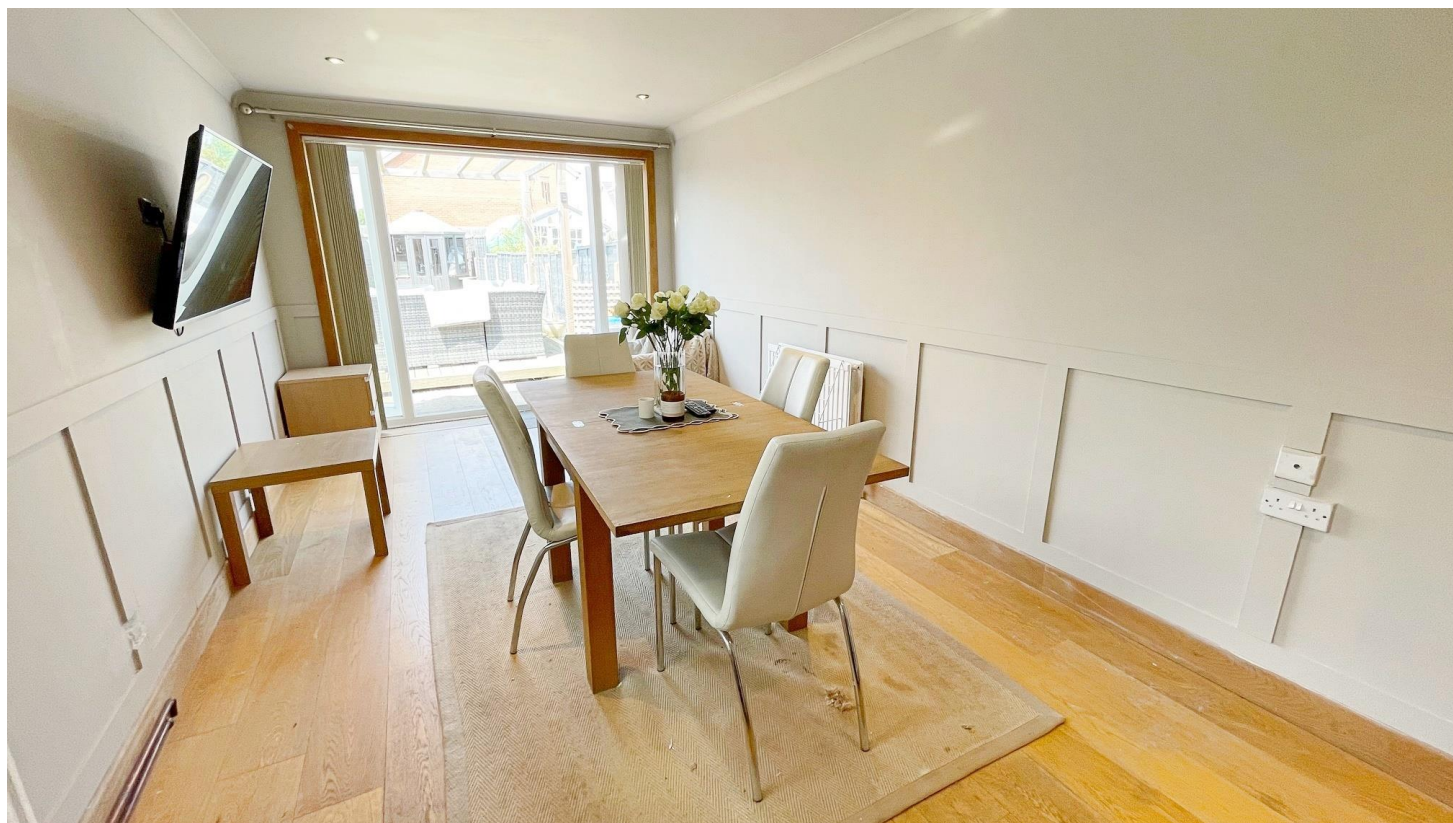
St. Helens Avenue, Lincoln, LN6 7RA,  
£210,000







**EXTENDED SEMI DETACHED HOME WITH LARGE GARDEN!** Located just off Skellingthorpe Road in Lincoln is this well presented, extended semi detached home on St Helens Avenue. Spacious accommodation briefly comprises entrance hallway, lounge with log burner fireplace, 16ft kitchen, impressive 18'10 dining/family room with french doors overlooking the garden, two double bedrooms and first floor bathroom with four piece bathroom suite. Outside the property has driveway parking, and a generous west facing garden with a large garden shed and summerhouse. Call today to arrange a viewing! Council tax band: A. Freehold.





## Entrance Hallway

Having part glazed uPVC front entrance door and stairs rising to first floor.

## Lounge

14' 6" max into bay x 11' 10" min (4.42m x 3.60m)

Having cast-iron log burner fireplace with porcelain tiled hearth and wooden surround, walk-in bay window to front aspect, laminate wood effect flooring, radiator, understairs storage cupboard.

## Kitchen

16' 0" x 7' 2" (4.87m x 2.18m)

Having a range of matching wall and base units, frosted glass display cabinets, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, space for cooking range, space for American style fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for additional appliance, wood effect ceramic tiled floor and coved ceiling.

## Dining/Family Room

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

Having oak wooden flooring, radiator, LED downlights, coved ceiling and French doors overlooking the rear garden.

## First Floor Landing

Having access to boarded and insulated loft with loft ladder and lighting.

## Bedroom 1

16' 0" max x 9' 6" (4.87m x 2.89m)

Having fitted wardrobes and radiator.

## Bedroom 2

10' 6" x 7' 7" (3.20m x 2.31m)

Having laminate wood effect flooring and radiator.

## Bathroom

Having spacious 4 piece suite comprising double tiled shower cubicle with mains fed rainfall shower and additional hand held shower, panelled bath, wash hand basin set in vanity unit, low level WC, LED downlights and extractor.

## Outside Front

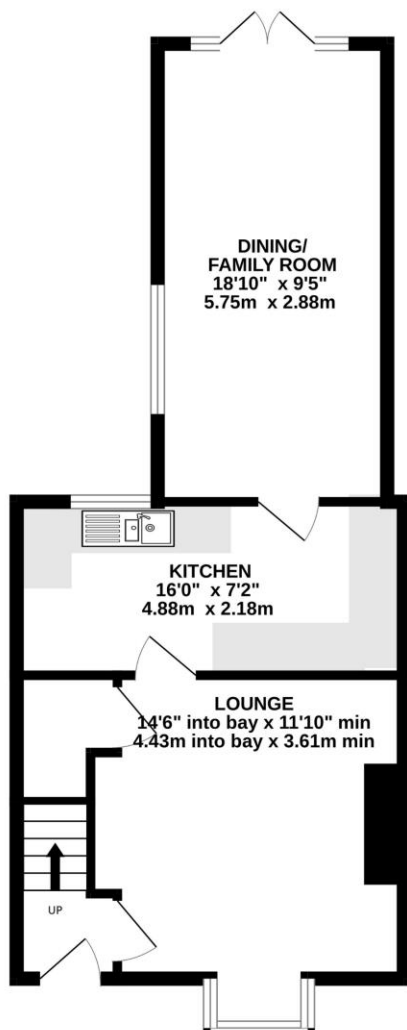
To the front of the property is a concrete driveway and gate at side leading to rear garden.

## Outside Rear

To the rear of the property there is a generous sized west-facing garden. Being mainly laid to lawn with patio area, raised timber decking area with pergola over, large timber garden shed with power, light and a summer house.



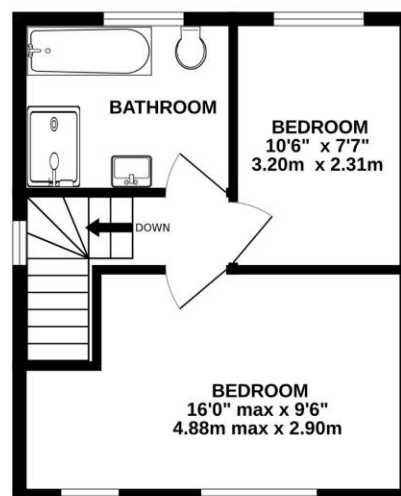




TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR  
494 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



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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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