



- No Onward Chain
- Semi-Detached House
- 3 Bedrooms
- 22'7" Lounge Diner

- First Floor Bathroom
- Landscaped Rear Garden
- Driveway Parking
- Fantastic For Local Schooling

Wallis Avenue, Lincoln, LN6 8AS,
£235,000





Offered for sale with no onward chain is this 3 bedroom semi-detached house which offers spacious living over two floors. The ground floor comprises of a welcoming entrance hall which provides access into a lounge diner measuring an impressive 22'7", a kitchen which comes with a range of eye and base level units with views over the rear garden. Rising to the first floor a 2 double bedrooms with the third bedroom measuring 8'5" x 7'6" with all bedrooms benefitting from the use of a 3 piece bathroom suite. To the rear of the property there is an enclosed garden which is non-overlooked and enjoys the sun throughout the day. To the front of the property comes with driveway parking for multiple vehicles. Wallis Avenue is situated within the southern outskirts of Lincoln the property is nearby to a wealth of local amenities which can be found off Hykeham Road. These include off license, a regular bus service to and from Lincoln city centre and Manor Leas Primary School, which is highly sought after. Furthermore, there is quick access to LSST Prior Academy a senior school which is situated a short 15 minute walk away, additional amenities such as supermarkets and retailers can be found on Newark Road and towards North Hykeham. For further details and viewing request. Please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having wood effect laminate flooring, radiator, stairs rising to first floor, understairs storage cupboard, uPVC front door entry to front aspect with obscured window. Access into kitchen and lounge diner.

Lounge Dinner

12' 0" max x 22' 7" max (3.65m x 6.88m)

Having 2 radiators, uPVC double glazed window to front and rear aspects, newly fitted wood effect flooring, coved ceiling, original serving hatch and 2 radiators.

Kitchen

8' 5" x 8' 10" (2.56m x 2.69m)

Having a range of base and eye level units with counter worktops, space and plumbing for kitchen appliances, sink and drainer unit, uPVC external door to side aspect with access to rear garden, uPVC double glazed window to rear aspect, wall mounted consumer unit and a wall mounted gas central heating combination boiler.

First Floor Landing

Having uPVC double glazed window to side aspect, loft access - fully insulated, half boarded and a pull down ladder.

Master Bedroom

10' 2" min x 12' 2" (3.10m x 3.71m)

Having uPVC double glazed window to front aspect, radiator, wood effect laminate flooring and an airing cupboard.

Bedroom 2

10' 6" x 11' 2" (3.20m x 3.40m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

7' 6" x 8' 5" (2.28m x 2.56m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

5' 5" x 6' 6" (1.65m x 1.98m)

Having a 3 piece suite comprising a panelled bath, low level WC, pedestal hand wash basin unit, full tiled surround and flooring, uPVC double glazed obscured window to rear aspect.

Outside Rear

Having an enclosed garden which is mostly laid to lawn with patio seating area, landscaped borders with mature flowerbeds and shrubs, a timber built garden shed and a patio seating area to the bottom of the garden.

Outside Front

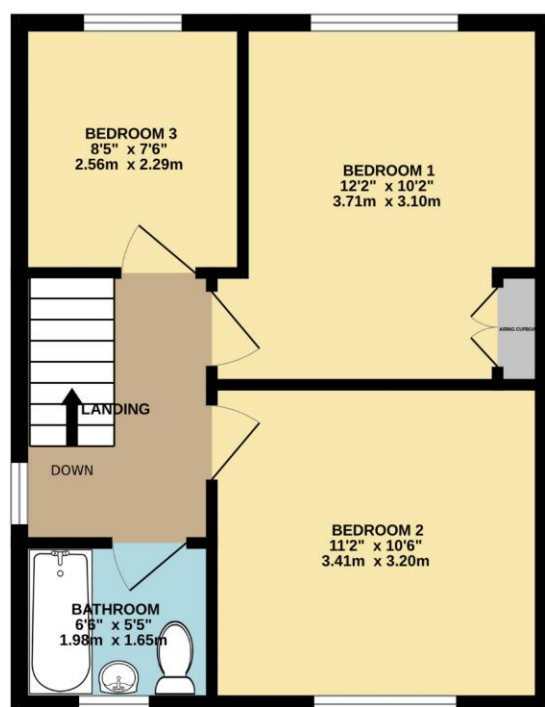
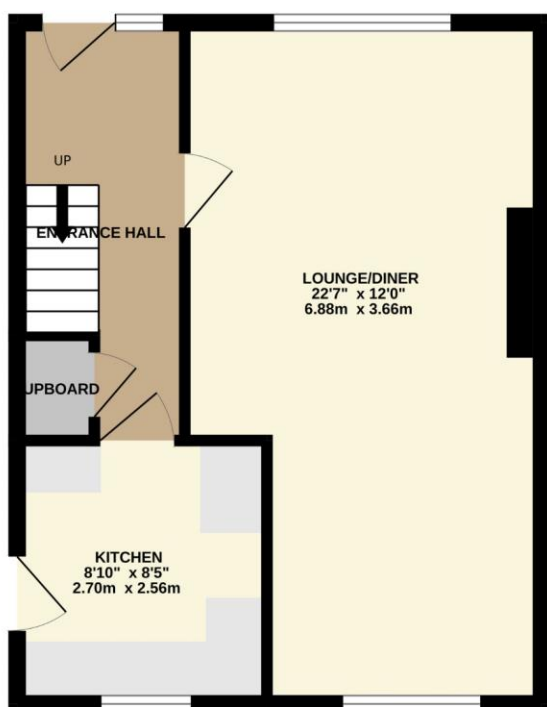
Having driveway parking for multiple vehicles with a landscaped front garden and access to front door entry.





GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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