



**Elizabeth Avenue, North Hykeham Lincoln LN6 9RR**





**welcome to**

**Elizabeth Avenue, North Hykeham Lincoln**

Early viewing is essential for this well presented terraced home situated within the ever popular North Hykeham area. Boasting generous bedrooms, fully enclosed rear garden, open plan kitchen/diner, cul-de-sac location and local access to a wealth of amenities.



### **Entrance Hall**

With double glazed door to the front and windows to the front and side.

### **Lounge**

15' 9" x 10' 9" ( 4.80m x 3.28m )

With double glazed window to the front, radiator and door to:-

### **Inner Hall**

With under stairs cupboard, inset ceiling lights, radiator, tiling to the floor and stairs rising to first floor.

### **Kitchen / Diner**

14' 5" x 9' 5" ( 4.39m x 2.87m )

A fitted kitchen in a range of wall and base units with work surfaces, gas hob, stainless steel double oven, space for fridge, space for washing machine, space for dishwasher, inset ceiling lights, extractor fan, tiling, built in cupboard and shelving.

### **Rear Porch**

With built in storage room, space for dryer and door to rear garden.

### **First Floor Landing**

With loft access point, inset ceiling lights, built in airing cupboard housing gas central heating boiler and hot water cylinder.

### **Bedroom One**

12' 9" x 8' 9" ( 3.89m x 2.67m )

With double glazed window to the front, radiator and a range of fitted wardrobes with cupboards and drawer sides.

### **Bedroom Two**

9' 9" x 6' 6" ( 2.97m x 1.98m )

With double glazed window to the rear, inset ceiling lights, coving to the ceiling and a built in generous walk in wardrobe.

### **Bedroom Three**

9' 7" x 6' 6" ( 2.92m x 1.98m )

With double glazed window to the front, inset ceiling lights, coving to the ceiling and radiator.

### **Bathroom**

With double glazed window to the rear, bath with over bath shower, wash hand basin with vanity under and chrome heated towel rail.

### **Separate Wc**

With double glazed obscured window to the rear, wc and tiling.

### **Outside**

Property benefits from a fully fence panel enclosed rear garden with gated rear access, a patio area, an area of lawn, outside lighting and tap.



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## Elizabeth Avenue, North Hykeham Lincoln

- WELL PRESENTED TERRACED HOME
- GENEROUS BEDROOMS
- OPEN PLAN KITCHEN / DINER
- FULLY ENCLOSED REAR GARDEN
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: C

offers in excess of

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121280 - 0003

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