



**Almond Avenue, Lincoln LN6 0HB**



**welcome to**

**Almond Avenue, Lincoln**

Early viewing is essential for this spacious semi-detached family home situated within a sought after residential location. Boasting two reception rooms, three generous bedrooms, driveway parking, detached garage and gardens to the front and rear.



### **Entrance Hall**

With carpet flooring and radiator.

### **Downstairs Wc**

With triple glazed obscured window to the rear, wc, wash hand basin, tiling to the floor and radiator.

### **Lounge**

10' 11" max x 14' max ( 3.33m max x 4.27m max )

With triple glazed bay window to the front, gas fireplace, chimney breast and carpet flooring.

### **Dining Room**

10' 5" max x 11' 11" max ( 3.17m max x 3.63m max )

With triple glazed window to the rear, triple glazed obscured door opening to the rear, gas fireplace, chimney breast, carpet flooring, TV point and radiator.

### **Kitchen**

10' 10" x 7' 5" ( 3.30m x 2.26m )

With triple glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, cooker, space for American fridge, inset stainless steel sink and drainer, tiling to the floor, wall radiator and pantry (understairs storage).

### **Utility Room**

9' 3" x 8' 6" ( 2.82m x 2.59m )

With triple glazed door and window to the rear, wall mounted boiler, space for washing machine, tiling to the floor and stainless steel sink.

### **First Floor Landing**

With triple glazed window to the side, carpet flooring and loft access point.

### **Bedroom One**

12' x 8' 9" ( 3.66m x 2.67m )

With triple glazed window to the front, fitted wardrobes, carpet flooring and radiator.

### **Bedroom Two**

10' 6" x 11' ( 3.20m x 3.35m )

With triple glazed window to the rear, wooden flooring and radiator.

### **Bedroom Three**

7' 7" x 7' 8" ( 2.31m x 2.34m )

With triple glazed window to the front, fitted wardrobe, carpet flooring and radiator.

### **Bathroom**

With triple glazed obscured window to the rear, shower, bath, wc, wash hand basin, chrome heated towel rail and tiling to the walls and floor.

### **Outside**

Property benefits from a driveway to the front providing off road parking for multiple vehicles as well as access to the detached garage and areas of lawn with hedge surround. To the rear is a fully enclosed garden which is mainly laid to lawn with mature trees and shrubs as well as a greenhouse and outside tap.



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welcome to

## Almond Avenue, Lincoln

- SPACIOUS SEMI-DETACHED FAMILY HOME
- DRIVEWAY PARKING & GARAGE
- TWO RECEPTION ROOMS
- GENEROUS BEDROOMS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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