



**Birchwood Avenue, Lincoln, LN6 0JB**

**welcome to**  
**Birchwood Avenue, Lincoln**

Boasting no onward chain, this three bedroom detached bungalow sits on a desirable corner plot within a sought after residential area. Enjoying off road parking, low maintenance gardens, detached double garage and local access to a range of amenities.



**Entrance Porch**

5' x 3' 3" ( 1.52m x 0.99m )

With carpet flooring.

**Inner Hall**

With carpet flooring and built in storage.

**Lounge / Diner**

21' 11" x 19' 2" ( 6.68m x 5.84m )

With two double glazed windows to the front, two radiators, air conditioning unit and carpet flooring.

**Kitchen**

9' 11" x 10' 7" ( 3.02m x 3.23m )

With double glazed door to the side, double glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral double oven, breakfast bar, electric hob, wall mounted boiler, stainless steel sink and drainer, part tiling to the walls, space for washing machine, space for dryer and vinyl flooring.

**Bedroom One**

11' 5" x 10' 8" ( 3.48m x 3.25m )

With double glazed window to the side, built in wardrobes, carpet flooring and radiator.

**Bedroom Two**

9' 11" x 10' 11" ( 3.02m x 3.33m )

With double glazed window to the rear, carpet flooring and radiator.

**Bedroom Three**

7' 10" x 8' 2" ( 2.39m x 2.49m )

With double glazed window to the side, carpet flooring and radiator.

**Wet Room**

With obscured double glazed window to the side, wall mounted shower, wc, wash hand basin, part tiling to the walls, vinyl flooring, radiator and inset ceiling lights.

**Outside**

Property benefits from a generous garden to the front enjoying areas of patio and gravel with a range of plants and shrubs, and gated side access to the rear garden. To the rear of the property, gated access leads to off road parking for two cars, the detached double garage and the fully enclosed low maintenance rear garden which additionally benefits from areas of patio and gravel with mature plants and shrubs.



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welcome to

## Birchwood Avenue, Lincoln

- NO ONWARD CHAIN
- THREE BEDROOM DETACHED BUNGALOW
- GENEROUS CORNER PLOT
- DRIVEWAY PARKING & DETACHED DOUBLE GARAGE
- LOW MAINTENANCE GARDENS

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121790 - 0004

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