

property details **approval form**

99 Birchwood Avenue, LINCOLN, Lincolnshire, LN6 0JA

Date: 19 August 2025

Property Ref and Version: LCR121918 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

T 01522 534 771 **E** Lincoln@williamhbrown.co.uk

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>> **price**

£260,000

Tenure: Freehold

>> **key features**

- > Three-bedroom detached home
- > Popular Birchwood Avenue location
- > Spacious block-paved driveway for several vehicles
- > Garage providing further parking or storage
- > Front and rear gardens
- > No onward chain
- > Close to schools, shops, and amenities
- > Easy access into Lincoln city centre
- > EPC Rating: Awaited

>> **short description**

Located on the ever-popular Birchwood Avenue, Lincoln, this spacious three-bedroom detached home offers fantastic living space, excellent kerb appeal, and the benefit of no onward chain.

>> **long description**

Set back from the road, this property boasts a generous block-paved driveway providing off-road parking for multiple vehicles, a garage, and both a front and rear garden. Inside, the home is well-laid out with an entrance hall, a practical cloakroom, and a light and airy lounge/diner leading to the rear garden. The fitted kitchen is well-proportioned, and upstairs are three good-sized bedrooms alongside the family bathroom. The property represents a superb opportunity for buyers seeking a well-priced detached home in a convenient location close to local shops, schools, and transport links into Lincoln city centre.

>> **directions**

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>> **Agent Note**

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>> **room description**

Entrance Hall

With obscured double glazed door and window to the front, stairs rising to first floor, under stairs storage, laminate flooring and radiator.

Cloakroom Wc

With obscured double glazed window to the front, wc, wash hand basin, heated towel rail and tiling to the walls and floor.

Lounge / Diner

21' 1" max x 11' 7" max (6.43m max x 3.53m max)

With double glazed windows to the front and rear, laminate flooring and two radiators. kitchen comprising a range of floor and wall based cupboards, sink with drainer, gas hob with extractor fan, tiled flooring and tiled splash backs to rear of units, double glazed window to rear and double glazed door to rear garden.

Kitchen

10' 11" x 8' 5" (3.33m x 2.57m)

Kitchen comprising a range of floor and wall based cupboards, sink with drainer, gas hob with extractor fan, tiled flooring and tiled splash backs to rear of units, double glazed window to rear and double glazed door to rear garden.

Landing

Stairs rising from ground floor entrance hall, loft access provided as well as double glazed window to side.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to rear and radiator to wall.

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m)

Double glazed window to rear, fitted storage and radiator to wall.

Bedroom Three

11' 2" x 8' 11" (3.40m x 2.72m)

Double glazed window to front and radiator to wall.

Bathroom

Double glazed window to front, bathroom suite comprising, wc, wash hand basin, large walk in shower with wall mounted shower, heated towel rail, extractor fan and built in storage cupboard.

Front Garden

Large lawn area with path way leading to the front door.

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Rear Garden

The properties driveway is approached via the rear of the property, it provides off road parking as well as access to the single garage. The majority of the rear garden offers lawn area as well as block paved area.

Garage

8' 6" x 16' 4" (2.59m x 4.98m)

Ideal for storage of vehicle or garden equipment.

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>> **property images**



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>> floor plan

>> approval

	Signature	Date
Nathaniel Wade		
Mr A. Sullivan		