



**De Wint Avenue, Lincoln**

**Asking Price £150,000**







De Wint Avenue, Lincoln

House - Semi-Detached  
2 Bedrooms, 1 Bathroom

Asking price of £150,000

- Ideal for first time buyer or investment opportunity
- Semi-detached home
- Driveway space for multiple vehicles
- Two double bedrooms
- Popular location
- No Onward Chain
- Tenure: Freehold
- EPC Rating D / Council Tax band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

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Two bedroom semi-detached starter home in the popular Boutham area of Lincoln. Making for an ideal FTB or investment purchase this property comprises of a living room, kitchen diner, two double bedrooms and a bathroom. A driveway occupying space for multiple vehicles, with a front and rear garden.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

EPC Rating - D

Council Tax Band - A  
Tenure - Freehold

#### Entrance Hall

PVC entrance door and side view aspect window, with laminate flooring, radiator and storage under the stairs which houses the main electricity unit. Stairs leading up to the first floor.

#### Living Room

15'7" x 12'11" max measurements

PVC Bay window to the front aspect, radiator, carpet flooring and pendant lighting.





### Kitchen

16'5" x 8'10" max measurements

Base level units with roll edge work surfaces and an inset stainless sink and drainer with mixer tap.

Integrated Candy electric cooker with induction hob and overhead canopy extractor included with space for a fridge freezer. PVC rear aspect window, laminate flooring, radiator, light fitting and a storage cupboard housing the heat only Worcester boiler with shelving and light fitting.

### Utility Room

6'3" x 5'7"

PVC side view aspect window with vinyl flooring, light fitting, roll edge work surface with space and plumbing for a washing machine and dishwasher

### Storage room

8'3" x 7'4"

PVC door leading out to side of property, with a PVC window to the rear, light fitting and laminate flooring.

### Stairs / Landing

Carpet flooring with pendant lighting, a PVC side aspect window. Includes Honeywell thermostat, storage cupboard and loft hatch.

### Bedroom

12'9" x 11'1"

PVC window to the front aspect, fitted cupboard, carpet flooring, radiator and a pendant fitting.

### Bedroom

10'5" x 9'11"

PVC rear aspect window with carpet flooring, fitted cupboard, pendant lighting and radiator

### Bathroom

6'9" x 5'8"

Fully tiled 3 piece suite which includes a low level WC, pedestal wash basin and a corner cubicle electric shower. PVC window to the rear aspect, laminate flooring, heated towel rail and light fitting. Storage cupboard which houses the water cylinder.

### Outside

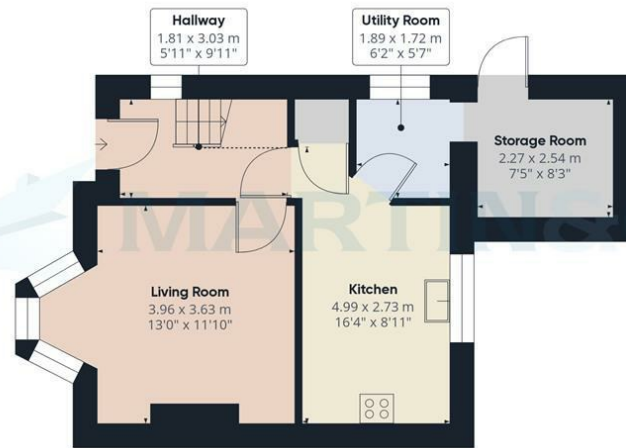
To the front is a gravel driveway suitable for multiple vehicles, laid lawn with trees and hedges bordering. Gated access at the side of the property leads to the rear garden. The rear boasts a north west facing garden with a patio area, laid lawn with a fencing surround and garden shed included with the sale.

### Fixtures & Fittings.

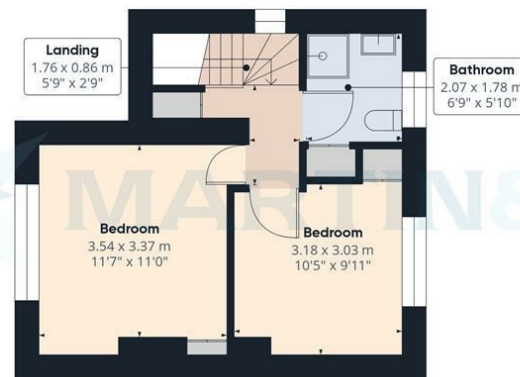
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

72.33 m<sup>2</sup>  
778.55 ft<sup>2</sup>

**Reduced headroom**

1.36 m<sup>2</sup>  
14.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

