



27 Park Avenue
Lincoln. LN6 0BY

BELL



27 Park Avenue Lincoln

This is a red brick semi-detached home with traditional bay windows, obscure glazed uPVC front door set within an enclosed porch. Neatly landscaped front garden with artificial turf, central flower bed, and mature borders. There is a long private driveway with ample space to accommodate multiple vehicles, including a large camper van. A wooden side gate provides access to the rear garden, garage, and workshop.

ACCOMMODATION

Entrance Hallway having staircase to first floor with carpeted floor, dado rail. Doors to ground floor accommodation including:

Cloakroom (converted from an under-stairs storage space) small south west facing window, compact modern appointment with WC and wash hand basin.

Open Plan Living Dining Room having glazed panelled doors, carpeted floor to living area and light wood flooring in the dining area, Victorian style embossed ceiling, gas fireplace with decorative surround, large front facing window, radiator. Dining area features decorative hanging ceiling light, radiator, serving hatch to kitchen. Double glazed French-style doors leading into the breakfast area and conservatory.

Kitchen, Breakfast Area open-plan flow between kitchen, breakfast area, and conservatory with sliding door, maple wood cabinetry with cream/yellow tiled splashback, rectangular kitchen island with breakfast bar seating. Stainless steel sink with triple-section layout: large bowl, middle drain, and drying area. Windows facing south and south-east offering natural light; large built-in storage cupboards in the breakfast area, electric wall heater under the rear garden-facing window, downlights and hanging ceiling lights throughout. uPVC rear door with space for washing machine s to the side.

Conservatory is carpeted (tiles underneath), with access to garden and kitchen.





First Floor

Landing with carpeted floor, access to loft which is partially boarded, insulated and has a loft ladder, doors to first floor accommodation

Bedroom 3 a compact room with space for a double bed and free standing furniture, carpeted floor, window overlooking the rear garden, radiator, TV point/bracket and ceiling light.

Bedroom 2 a double bedroom with carpeted floor, built-in airing cupboard housing a Baxi combi boiler, large rear-facing window and radiator.

Master Bedroom a spacious room with bay window overlooking the driveway; built-in maple wood wardrobes and fitted drawers, including beneath the window, radiator, decorative ceiling light.

Family Bathroom being fully tiled having P-shaped bath with shower over and folding, curved glass screen with support handle bar. Triton electric shower and modern chrome fittings, wash hand basin set to unit, low level WC inset with concealed cistern. Obscure glazed window, LED downlights and modern extractor fan.

OUTSIDE

Garage/Workshop comprising brick-built full-length garage with extended workshop area at rear; concrete floor, exposed brick walls, and exposed roof timbers. Ceiling lights, north east facing window and side door to garden. Sunroom & Shed both include interior lighting; outdoor security lighting.

Rear Garden with paved area and central pathway, functioning traditional well with water, located beside the sunroom, planting bed converted from former pond. Additional paved path leads to rear wooden gate giving access to the road behind. Flowerbeds line the garden edges for seasonal planting.

Lincoln City Council - Tax band: B

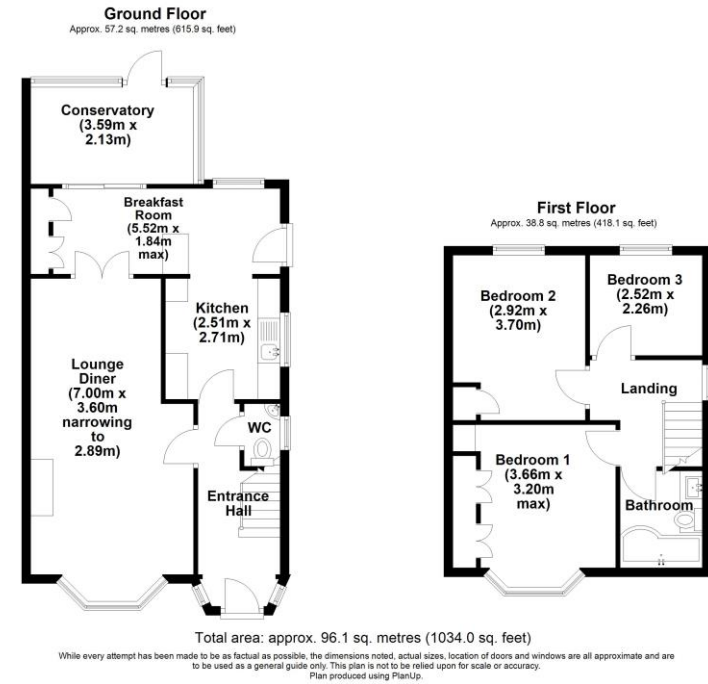
ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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