



Abingdon Avenue, Lincoln



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£325,000

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Key Features

- Detached Bungalow
- Three Bedrooms
- Mature Garden
- Garage
- Bay Fronted
- Ample Parking
- EPC rating C
- Freehold





Well presented, three bedroom detached bungalow. Located in the highly sought after area of Doddington Park. Within walking distance of local schools, shops, doctors and many more amenities.

The property offers internally, entrance hall, three bedrooms with walk in wardrobe and Jack and Jill shower room to main, WC, bay fronted lounge, kitchen diner, utility and garage.

Outside the property to the front there is a large driveway with room for up to four cars and to the rear of the property there is an enclosed mature garden with vegetable plots, fruit trees, lawned garden and large patio area.

Entrance Hall

Door to side aspect, radiator, loft access. (loft is part boarded and accessed via fitted loft ladder) and airing cupboard with radiator.

Lounge 5.80m x 3.90m (19'0" x 12'10")

Bay window to front aspect, radiator, laminate flooring and decorative fire surround.

Dining Kitchen 22'5" x 10'5" (6.8m x 3.2m)

Window and patio doors to rear aspect. Fitted with a range of wall and base units with drainer sink unit. Fitted double oven, five gas burner hob with extractor hood over, integrated fridge freezer, tiled floor and radiator.

Utility Room 2.65m x 2.30m (8'8" x 7'6")

Window to rear aspect and door to side aspect. Personal door into the garage. Fitted with base units with work surface over and drainer sink unit, space and plumbing for both washing machine and dishwasher, wall mounted gas central heating boiler, radiator and tiled flooring.



Bedroom One 3.55m x 3.25m (11'7" x 10'8")

Window to front aspect, radiator and walk-in wardrobe with radiator. Door into the Bathroom.

Shower Room

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls, tiled floor, radiator and extractor fan.

Bedroom Two 3.25m x 3.20m (10'8" x 10'6")

Window to rear aspect and radiator.

Bedroom Three 2.65m x 2.65m (8'8" x 8'8")

Window to side aspect and radiator.

W.C

Window to side aspect. Fitted with a low level wc, part tiled walls, tiled floor, and radiator.

Outside

To the front of the property is a concrete driveway leading to the attached garage, with electric charging point. The remainder of the front is gravelled with a border of plants and shrubs. To the rear of the property is an enclosed mature garden with lawned area, large covered patio and vegetable plots.

Attached Garage

Up and over door, power and lighting and personal door into the utility room.

Agents Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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