



Highfield Avenue, Lincoln



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£210,000

- Extended Detached Bungalow
- Three Bedrooms
- Shower Room
- Double Bay Fronted
- NO ONWARD CHAIN
- GCH and UPVC Double Glazing
- Freehold
- EPC rating D



Newton Fallowell are pleased to offer this Spacious Double Bay Fronted, Detached Bungalow located on Highfield Avenue, South of Lincoln. The property benefits from uPVC Double Glazing, Gas Central Heating and being sold with NO ONWARD CHAIN. The accommodation consists of Entrance Hall, Lounge, Kitchen Diner, Utility, Shower Room and Three Bedrooms. Externally to the front, there is a spacious driveway with room for up to four cars. To the rear of the property, there is an enclosed lawned garden with two patio areas, greenhouse and shed. The property is ideally positioned within walking distance of local Primary and Secondary schools, Supermarkets, Doctors and has good running Local Transport.

Entrance Porch

External door to front aspect.

Hall

Access to loft area.

Lounge

4.11m x 3.51m (13'6" x 11'6")

Bay window to front aspect, feature fireplace and radiator.



Kitchen Diner

6.74m x 4.01m (22'1" x 13'2")

Window to side aspect, external doors to rear and side aspect. Fitted with a range of wall and base units with worktops over, stainless steel sink, freestanding range cooker with five gas burners, space and plumbing for both dishwasher and fridge freezer.

Bedroom One

4.11m x 3.84m (13'6" x 12'7")

Bay window to front aspect, window to side aspect and radiator.

Bedroom Two

3.27m x 2.69m (10'8" x 8'10")

Window to rear aspect and radiator.

Bedroom Three

3.27m x 2.93m (10'8" x 9'7")

Bay window to side aspect and radiator.

Shower Room

2.27m x 2.03m (7'5" x 6'8")

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin, extractor and radiator.

Outside Front

Spacious driveway with room for up to four cars.

Outside Rear

Well presented lawned garden, with two patio areas, raised boarder's, green house and shed.

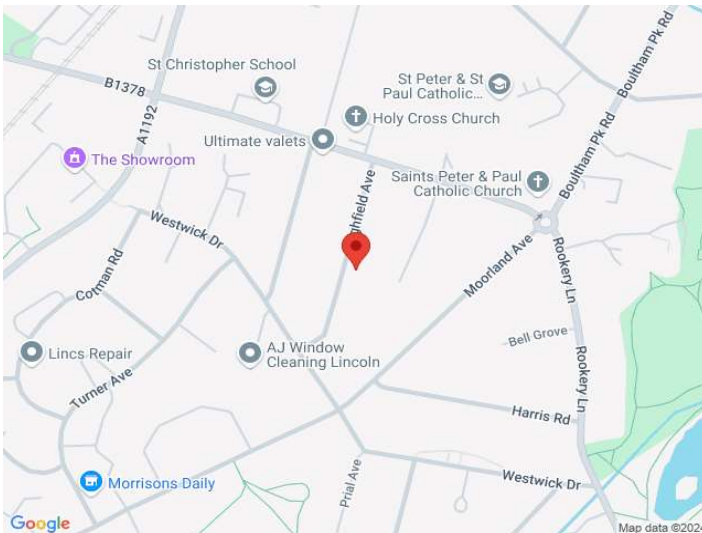
Agent Note

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GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.

Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		

2A HIGHFIELD AVENUE

TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 6/2024

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