



Dore Avenue, Lincoln



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**£235,000**

- Three Bedroom Semi Detached House
- South Facing Landscaped Garden
- Lounge & Dining Room
- Driveway for 3/4 Cars & Garage
- Close to Amenities & Schools
- Good Access to A46
- Freehold
- EPC rating C



Well Presented THREE BEDROOM Semi Detached House situated in a pleasant position within the popular area of North Hykeham which offers great amenities, schooling and good access to the A46. The accommodation comprises Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms & Shower Room. Outside driveway for 3/4 vehicles, detached garage and south facing landscaped rear garden.

### Entrance Porch

Door to side aspect and door into inner hall.

### Inner Hallway

Stairs to first floor and built in storage.

### Lounge

16'11" x 11'11" (5.2m x 3.6m)

Window to front aspect, wall mounted fire, radiator and coving to ceiling.

### Dining Room

11'1" x 9'1" (3.4m x 2.8m)

Window and door to rear aspect, radiator and coving to ceiling.





## Kitchen

10'4" x 9'1" (3.1m x 2.8m)

Window to rear aspect. Fitted with a range of wall and base units with work surface over, drainer sink unit, electric hob and extractor hood over. Tiled splashbacks and newly fitted boiler.

## Landing

Built in storage cupboard and loft access.

## Bedroom One

12'11" x 9'7" (3.9m x 2.9m)

Window to rear aspect, radiator and coving to ceiling.

## Bedroom Two

12'11" x 9'5" (3.9m x 2.9m)

Window to front aspect, radiator and coving to ceiling.

## Bedroom Three

8'5" x 6'6" (2.6m x 2m)

Window to front aspect, radiator and coving to ceiling.

## Shower Room

Window to rear aspect. Fitted with a low level wc, wash hand basin and corner shower cubicle. Tiled walls, radiator and extractor fan.

## Outside

To the front of the property is a concrete driveway with block paved border providing off road parking for three to four vehicles and leading to the detached garage.

To the rear is a south facing landscaped enclosed garden with paved patio seating areas to the front and rear of the garden, lawned area, outside tap and shed.

## Garage

Power and lighting and up and over door.



### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





# Floorplan

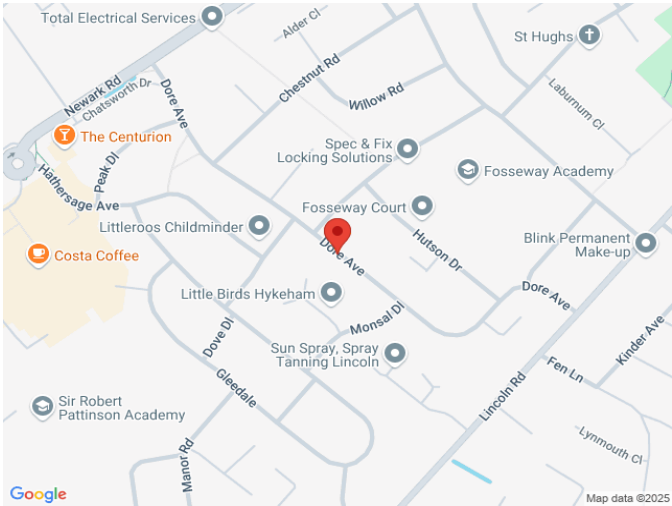
GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		