



Abingdon Avenue, Lincoln



**£290,000**

- Detached House
- Fully Renovated
- Four Bedroom
- WC and Bathroom
- Popular Location
- Two Reception Rooms
- Freehold
- EPC rating C





Well presented Four Bedroom Detached House, located in the highly sought after area of Doddington Park. The house has been fully renovated by the current owner and finished to a high standard, including new Bathroom and WC. The house is perfectly positioned within walking distance of the local shops, doctors, public house and school. The accommodation on offer consists of Entrance Hall, WC, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Four Bedrooms and Family Bathroom. Outside the property there is a lawned garden and driveway leading to single detached garage to the front and to the rear of the property there is an enclosed lawned with decorative patio area.

### Entrance Hall

External composite door to front aspect, stairs to first floor, tiled flooring and radiator.

### WC

1.18m x 1.83m (3'11" x 6'0")

Window to side aspect and fitted with low level WC, wash hand basin with storage under and radiator.

### Kitchen

2.63m x 4.57m (8'7" x 15'0")

Window to rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, four ring induction hob with extractor over, space and plumbing for washing machine. space for fridge freezer and radiator.



## Lounge

3.56m x 4.85m (11'8" x 15'11")

Window to front aspect and radiator.

## Dining Room

2.85m x 3.9m (9'5" x 12'10")

Window to rear aspect and radiator.

## Landing

Access to roof space and storage cupboard.

## Bedroom One

2.67m x 4.18m (8'10" x 13'8")

Window to front aspect, built in wardrobes and radiator.

## Bedroom Two

2.67m x 3.99m (8'10" x 13'1")

Window to rear aspect and radiator.

## Bedroom Three

2.76m x 3.05m (9'1" x 10'0")

Window to rear aspect and radiator.

## Bedroom Four

2.76m x 2.31m (9'1" x 7'7")

Window to front aspect and radiator.

## Bathroom

1.75m x 2.28m (5'8" x 7'6")

Window to side aspect and fitted with panel bath, corner shower cubicle, low level WC, wash hand basin, heated towel rail and extractor.



### Outside

To the front of the property there is a lawned garden and driveway leading to a single garage. To the rear of the property there is an enclosed lawned garden with decoctive patio area.

### Garage

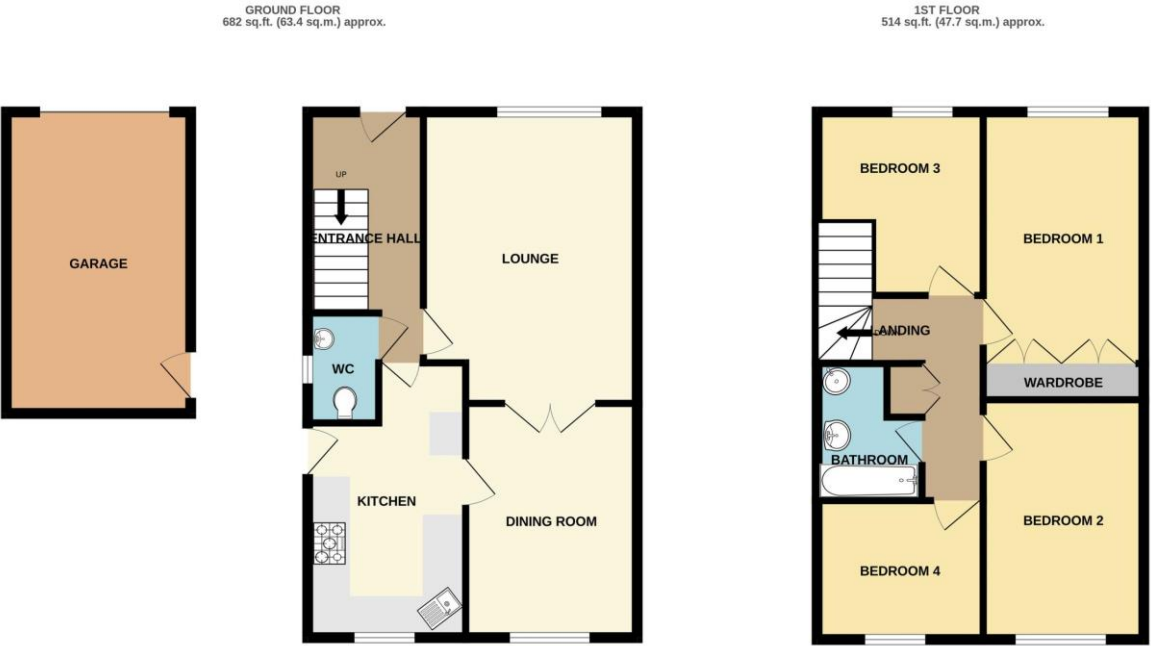
Up and over door, power, lighting and personal door.

### Agent Note

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# Floorplan



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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