



Hunt Lea Avenue, Lincoln



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£390,000

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## Key Features

- Detached House
- Four Bedrooms
- Extended and Renovated
- En-Suite & Family Bathroom
- Popular Location
- Ample Parking
- EPC rating C





Well presented and extended double bay fronted FOUR BEDROOM Detached House located close to Lincoln City Centre. Offering a host of amenities within walking distance, including Primary and Secondary Schools, Supermarkets and Doctors. The property has been refurbished by the current owners including kitchen, ensuite and garden that has recently been landscaped.

The property also benefits from a newly fitted boiler, gas central heating and uPVC windows.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Open Plan Kitchen Living Area with French Doors and Utility to the ground floor. To the first floor there is a large landing area leading to Four Bedrooms with Ensuite to the main bedroom and Four Piece Family Bathroom. The loft space is extensively boarded with lighting. Outside the property to the front there is a block paved driveway and to the rear there is a large enclosed lawned garden with patio area.

### Entrance Hall

13'7" x 5'10" (4.1m x 1.8m)

External door to front aspect, stairs to first floor with storage under and radiator.

### Lounge

14'0" x 12'5" (4.3m x 3.8m)

Bay window to front aspect, feature fireplace and radiator.

### Dining Room

11'6" x 12'5" (3.5m x 3.8m)

With an opening leading to the kitchen living space, feature brick fireplace with log burner and radiator.

### Kitchen Living Area

12'10" x 18'5" (3.9m x 5.6m)

Window and patio doors to rear aspect and external door to side aspect. Fitted with a range of wall and base units with solid wood worktops over, sink with drainer, integrated dishwasher, free standing multi fuel range style cooker with extractor over, space for USA style fridge freezer and radiator.

### Utility Room

8'6" x 7'6" (2.6m x 2.3m)

Window to side aspect and fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and tumble dryer.

### Landing

Window to side aspect and fitted storage cupboard.

### Bedroom One

12'11" x 10'11" (3.9m x 3.3m)

Window to rear aspect and radiator.



### En-Suite

4'10" x 7'4" (1.5m x 2.2m)

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin and heated towel rail.

### Bedroom Two

14'5" x 10'7" (4.4m x 3.2m)

Bay window to front aspect and radiator.

### Bedroom Three

11'10" x 10'11" (3.6m x 3.3m)

Window to side aspect and radiator.



### Bedroom Four

8'5" x 7'11" (2.6m x 2.4m)

Window to front aspect and radiator.

### Bathroom

12'4" x 7'10" (3.8m x 2.4m)

Window to side aspect and fitted with double shower cubicle, panel bath, low level WC, wash hand basin and radiator.

### Outside

To the front of the property there is a block paved driveway and lawn. To the rear of the property there is an enclosed lawned garden with patio area.

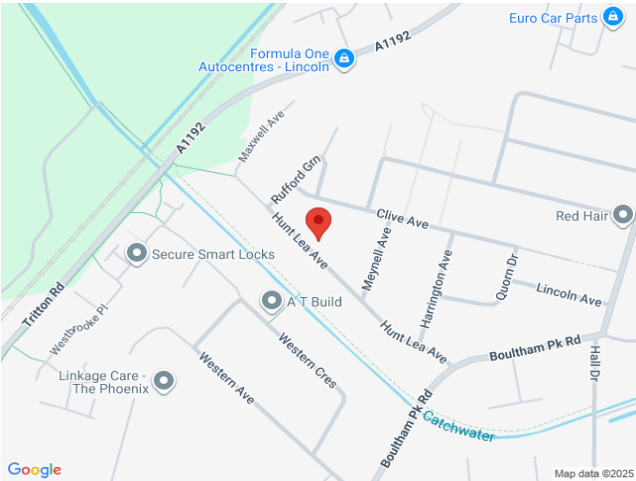


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Floorplan



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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