



Ashtree Avenue, Lincoln



£330,000

- Three/Four Bedroom Detached Bungalow
- Driveway Parking
- Modern Kitchen Diner
- Three Double Bedrooms
- Downstairs Shower Room
- Cul De Sac Location
- Freehold
- EPC rating C



Three/Four Bedroom Detached Dormer Bungalow located in the very sought after village of Nettleham. This property comprises of Entrance Hall, Lounge, Kitchen, Downstairs Shower Room, Study/4th Bedroom, and an additional Downstairs Bedroom. Upstairs there are Two Double Bedrooms. Outside there is driveway parking and a lawned area to the front and a tiered garden with patio area and grass lawn to the rear.

Entrance Hall

With staircase to the first floor, understairs storage cupboard, French doors to the rear garden and a radiator.

Lounge

16'5" x 13'10" (5m x 4.2m)

With window to the front aspect and radiator.

Kitchen Diner

14'2" x 10'6" (4.3m x 3.2m)

With windows to the front and side aspects, fitted with a range of wall and base units with worktop over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge freezer, washing machine and tumble dryer, tiled splashbacks, wall mounted boiler and a radiator.

Study/Bedroom Four

10'4" x 7'10" (3.1m x 2.4m)

With a window to the rear aspect and radiator.



Shower Room

9'3" x 5'11" (2.8m x 1.8m)

With a window to the rear aspect, shower, wash hand basin, low level wc and a radiator.

Bedroom One

13'9" x 9'10" (4.2m x 3m)

With window to the rear aspect of the property, fitted wardrobes and a radiator.

Bedroom Two

13'6" x 10'6" (4.1m x 3.2m)

With Velux window to the rear aspect, eves storage and a radiator.

Bedroom Three

13'6" x 9'7" (4.1m x 2.9m)

With Velux window to the rear aspect, eves storage, storage cupboard and a radiator.

Outside Front

To the front of the property is a driveway providing off street parking for multiple vehicles. There is a landscaped front garden with gravelled area and mature shrubs.

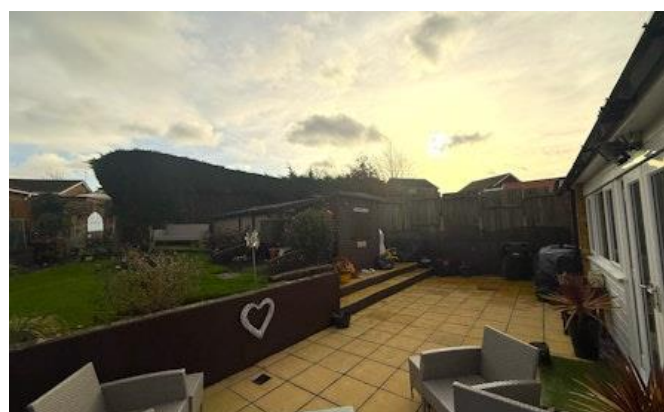
Outside Rear

To the rear of the property is an enclosed garden with a large patio seating area, raised lawned area with mature shrubs, flowerbeds and a summer house. There is also a detached garage (no vehicular access) with door to the front, power and lighting.

Agents Note

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Floorplan



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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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