



- End Terraced House
- Two Bedrooms
- Bay Fronted Lounge & Garden Room
- First Floor Bathroom

- South-Facing Garden
- Driveway Parking & Garage
- Close To Boultham Park
- Ideal First Time Buy

Clive Avenue, Boultham Park Road, LN6 7UR
£189,950





Situated in the highly sought-after Boutham Park area, this charming bay-fronted end-terrace house represents an exceptional opportunity for first-time buyers seeking a home with character and modern convenience. Built in 1935, the property retains the solid proportions of its era while offering a versatile layout that was previously extended to create a garden room at the back of the house. The ground floor opens into a bright and inviting living room, where a traditional bay window floods the space with natural light, creating a warm atmosphere for relaxation. To the rear, the functional kitchen leads seamlessly into a generous garden room, which serves as an ideal secondary living space or dining area with pleasant views over the private grounds. The first floor comprises two spacious bedrooms, both offering ample storage potential and a peaceful retreat at the end of the day. The master bedroom faces towards the north aspect, giving views of the Lincoln skyline and landmarks. Externally, the property truly excels with its impressive outdoor features. The south-facing rear garden is a standout highlight, providing a sun-drenched sanctuary for outdoor entertaining and gardening enthusiasts alike. Rare for an end terrace in this location, the home also benefits from extensive off-road parking provided by a private driveway and a detached garage. The current owner has occupied the property since 2019, and has since carried out a continuous programme of maintenance and upgrades, such as a new bathroom suite, new flooring, and replastering. Positioned within easy reach of the scenic Boutham Park and local amenities, this residence perfectly balances quiet community living with practical city living. Council tax band: A. Freehold.



Entrance Hall

Wood-effect laminate flooring, a radiator, and stairs rising to the floor first, and a composite front door to the front aspect (newly fitted 2025). Access to:

Living Room

11' 3" x 10' 10" (3.43m x 3.30m)

Wood-effect laminate flooring, a vertical radiator, and a uPVC double-glazed bay window to the front aspect.

Kitchen

14' 0" x 11' 0" (4.26m x 3.35m)

A range of base and eye-level units with counter worktops, Belfast sink, an oven, 4-ring hob, a uPVC double-glazed window to the side aspect, access to a pantry cupboard, a wall-mounted gas central heating boiler (serviced late 2025), newly fitted flooring, and a freestanding kitchen island to remain with the sale of the property. Access to:

Pantry Cupboard

Electric and gas meters and a modern electric fuse box.

Garden Room

11' 10" x 9' 9" (3.60m x 2.97m)

Patio doors leading onto the rear garden, uPVC double-glazed door leading to the side aspect, tiled flooring, and a radiator.

First Floor Landing

A uPVC double-glazed window to the side aspect, loft access - insulated, no ladder, no boarding. Access to bedrooms and the bathroom.

Master Bedroom

10' 11" x 11' 2" plus bay (3.32m x 3.40m)

Having a uPVC double-glazed bay window to the front aspect, a radiator, and a wardrobe space.

Bedroom 2

11' 1" x 8' 7" (3.38m x 2.61m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

8' 1" x 5' 1" (2.46m x 1.55m)

Newly fitted bathroom suite. Porcelain tiled flooring, a panelled bath with a shower over, a low-level WC, a vanity hand-wash basin unit, a uPVC double-glazed obscure window to the rear aspect, a heated hand towel rail, an extractor unit, and a fully tiled surround.

Outside Rear

Enclosed south-facing garden, fenced perimeters, and mostly laid to lawn. Pathway and flower borders, and a garden shed. Second hardstand area with access to a single garage. External water source and side access to the front of the property.

Outside Front

Driveway parking and access to a single garage.

Single Garage

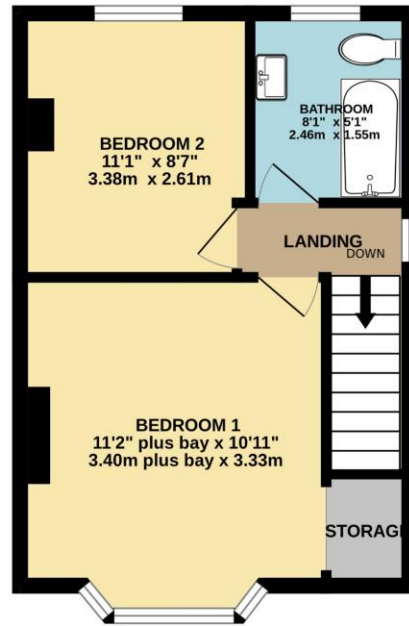
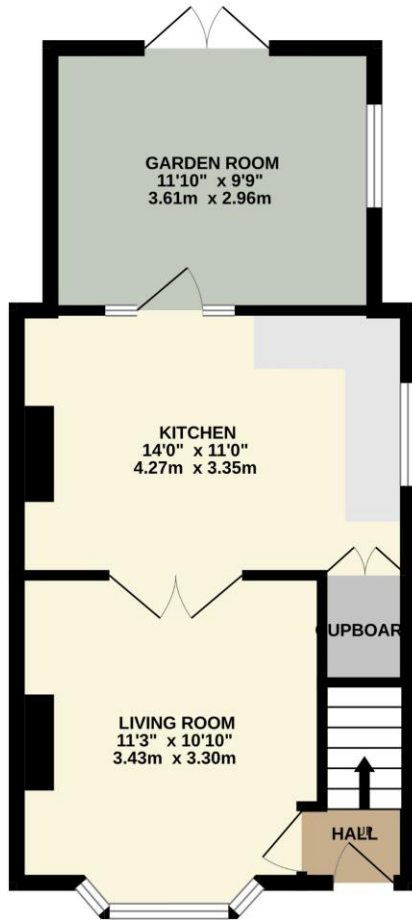
Having an up and over door, light, and power.





GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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