







Usher Avenue, Lincoln

Asking price £200,000

MARTIN&CO



Usher Avenue, Lincoln

House - Semi-Detached
2 Bedrooms, 1 Bathroom

- Two Double Bedrooms
- Semi Detached
- Downstairs Cloakroom
- Close to Local Amenities
- Off Road Parking
- EPC (TBC)
- Freehold
- Council Tax Band A





Two-bedroom home offering well-proportioned accommodation, a useful utility area, downstairs WC and a fully enclosed rear garden with a large workshop. The property benefits from two double bedrooms, a family bathroom, built-in storage and a practical layout, making it an appealing choice for first-time buyers, couples or those looking for a manageable family home. Location benefits from local shops and schools on the door step

Paragraph
Martin and Co are pleased to bring to the market this semi-detached home offering well-proportioned accommodation, a useful utility area, downstairs WC and a fully enclosed rear garden with a large workshop. The property benefits from two double bedrooms, a family bathroom, built-in storage and a practical layout, making it an appealing choice for first-time buyers, couples or those looking for a manageable family home.
The ground floor provides a front room, kitchen, utility space, small rear hall and downstairs WC, while upstairs there are two double bedrooms, a family bathroom and a landing with loft access. Externally, to the front a drive and the rear garden is fully enclosed and features a lawned area, concrete patio, gated access to the front and a large workshop, providing excellent additional storage or workspace. Furthermore, the property was brought back to brick as part of the renovation in 2011 along with the electrics replaced and electrical EICR completed August 2026. Most of the windows preplaced in 2020, The chimney breast has been opened up for wood burner and the garage fascia's were replaced in 2025 along with a new replacement insulated roof (40mm KS1000RW).
Council Tax - Band A
Tenure - Freehold
EPC - C

Hallway
Provides access to the living room and stairs to the first floor

Living Room
11'10" x 18'7"
The front room features attractive pinewood flooring, window to the front elevation, radiator, built-in storage, built-in cupboard and ceiling spotlights.









Kitchen
11'1" x 7'8"
The kitchen benefits from a window to the rear elevation and a door providing access through to the rear garden and downstairs WC. There are eye-level and low-level base units with worktop over, electric oven and hob, sink, tiled flooring and ceiling spotlights.

Utility
7'6" x 4'2"
A useful utility area with a window to the rear elevation, worktop, plumbing for washing machine, electrical supply for tumble dryer and space for a fridge freezer. There is also a single ceiling light fitting.

Cloakroom
4'5" x 2'8"
The downstairs WC comprises of a window to the side elevation, WC, radiator, tiled flooring and single ceiling light fitting.

Bedroom One
17'2" x 8'9"
A double bedroom with two windows to the front elevation, two radiators, built-in wardrobe, carpeted flooring and has two ceiling light fixtures.

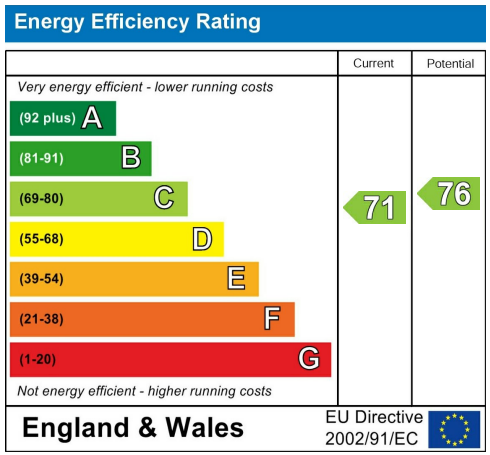
Bedroom Two
11'1" x 10'6"
A further double bedroom with a window to the rear elevation, radiator, carpeted flooring and a single ceiling light fixture.

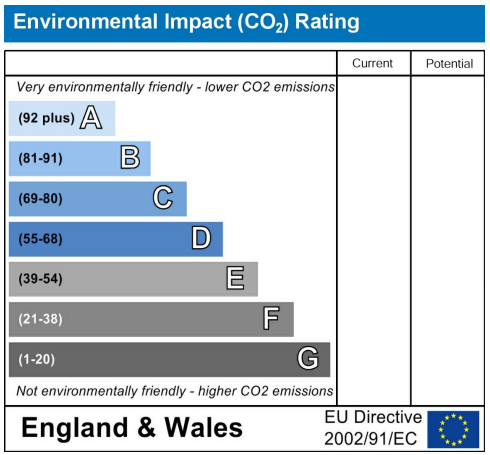
Bathroom
8'1" x 7'10"
The family bathroom features a window to the rear elevation, P-shaped bath with electric shower over, WC and single hand wash basin. There is laminate flooring, a built-in cupboard housing the boiler and a single ceiling light fixture.

Outside
The front provides off road parking and to the rear there is a fully enclosed garden with an area laid to lawn and a concrete patio, providing space for outdoor seating and entertaining. There is gated access to the front of the property together with a large workshop, offering useful additional storage and workspace.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.











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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman