

45 Bucknall Avenue

Lincoln, LN6 0BL

Book a Viewing!

£195,000

Immaculately kept Three Bedroom Home offering fantastic proportions and three genuine double bedrooms.

The property would benefit from some modernisation but provides an excellent opportunity to create a superb family home, with generous living spaces, excellent storage and a spacious rear garden.





45 Bucknall Avenue, Lincoln, LN6 0BL







LOCATION

Bucknall Avenue is situated within the popular Hartsholme area of Lincoln, just off Skellingthorpe Road and particularly well placed for families, commuters and those wanting plenty of green space close to home.

One of the real attractions is Hartsholme Country Park, which is just a stone's throw away and provides an excellent setting for walking and enjoying the outdoors.

Everyday shopping is particularly convenient, with a Co-op directly across the road, while further shops and amenities can be found along Skellingthorpe Road and throughout the surrounding area.

Families are also well catered for, with The Priory City of Lincoln Academy within convenient reach alongside other local schooling. Lincoln city centre is easily accessible, offering a much wider selection of shops, restaurants, leisure facilities and the city's historic attractions.

With the Country Park, everyday amenities, schooling and excellent access into Lincoln all close at hand, Bucknall Avenue offers an extremely convenient setting for family life.

ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC entrance door with frosted glazing and accompanying side windows, providing a welcoming entrance into the property.









UTILITY/PANTRY
A useful separate space positioned off the kitchen, providing room for a fridge/freezer and additional practical storage, tiled flooring, an internal frosted window and an attractive stained glass door leading through to the entrance hallway, built-in cupboard storage with additional appliance space.

KITCHEN/BREAKFAST ROOM
17' 4 max" x 8' 3" (5.28m x 2.51m) Fitted with a range of base and wall units with complementary laminate work surfaces and tiled splashbacks, a gas hob, electric oven with extractor over, spaces for a washing machine and tumble dryer, tiled flooring, two UPVC windows and ample room for a family dining table, the wall mounted gas boiler is housed within a cupboard and UPVC door provides direct access onto the rear garden.

LOUNGE/DINER
18' 8" x 11 max' (5.69m x 3.35m) A particularly generous full length reception room providing excellent space for both lounge and additional dining furniture. With UPVC window to the front aspect allow plenty of natural light into the room, UPVC French doors open directly onto the rear garden, gas fire with mantel surround provides a central focal point and two radiators.

HALL
With access through the accommodation, stairs rising to the first floor landing, a radiator and useful under-stairs storage cupboard.

FIRST FLOOR LANDING
With access to all three double bedrooms and the family bathroom, a built-in airing cupboard providing useful storage, access to the loft void and a UPVC window to the front aspect.

BEDROOM 1
13' 1" x 9' 9" (3.99m x 2.97m) A spacious rear facing double bedroom with UPVC window overlooking the garden, radiator and useful built-in cupboard storage.

BEDROOM 2
12' 7 max" x 8' 8" (3.84m x 2.64m) A further genuine double bedroom with a UPVC window, radiator and built-in wardrobe storage.

BEDROOM 3
10' 11 max" x 9' 8" (3.33m x 2.95m) An excellent third double bedroom positioned to the front of the property, UPVC window and radiator. The ability to comfortably accommodate three double bedrooms is a particular strength of the property and makes the layout especially well suited to family life.

FAMILY BATHROOM
A family bathroom comprising panelled bath with hot and cold taps, separate shower cubicle with electric shower, WC and wash hand basin, tiled splashbacks, lino flooring, radiator and a frosted UPVC window to the front aspect.





OUTSIDE

The property benefits from a generous and securely enclosed rear garden, predominantly laid to lawn and complemented by established borders, gravelled planting areas and a pergola with seating area, providing an excellent space for relaxing and entertaining. Further benefits include an outside tap and a useful garden shed with lighting and electricity. To the front, the garden has been designed with ease of maintenance in mind and is predominantly gravelled with established borders, with the property set behind a low level brick wall.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

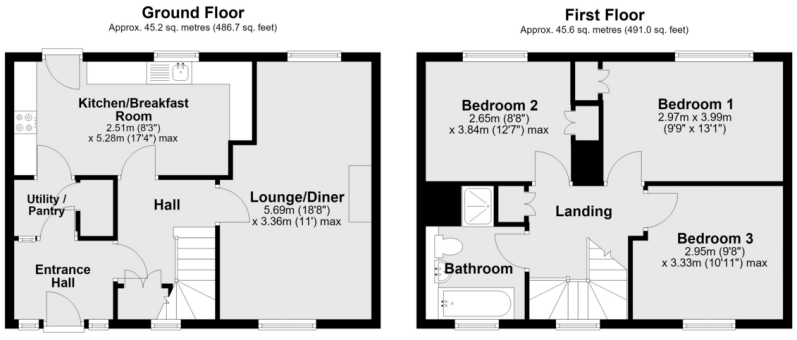
COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 90.8 sq. metres (977.7 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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The Property Ombudsman