

Buy. Sell. Rent. Let.



Stapleford Avenue, Lincoln



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When it comes to
property it must be


lovelle



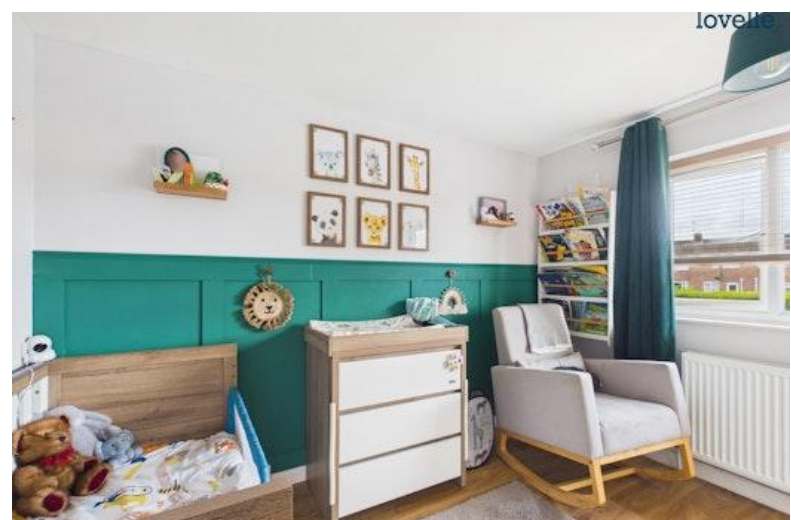
Asking Price £170,000

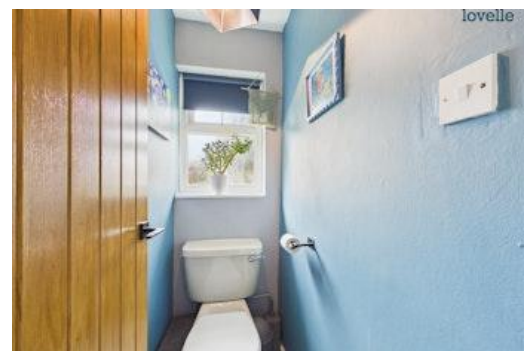


A spacious two-bedroom semi-detached home situated on Stapleford Avenue in the Ermine area of Uphill Lincoln. Offering a generous living room, kitchen, utility and versatile garden room, alongside two good-sized bedrooms and an excellent-sized rear garden.

Key Features

- Two-Bedroom Semi-Detached Home
- Spacious Main Living Room
- Additional Garden Room
- Separate Utility Room
- Two Well-Proportioned Bedrooms
- Generous Rear Garden
- Gravelled Frontage
- Versatile & Well-proportioned accommodation
- Popular Uphill Location
- EPC rating C





A well-proportioned two-bedroom semi-detached home, offering more space than first meets the eye and benefiting from a generous rear garden, additional garden room and utility space.

Situated on Stapleford Avenue within the Ermine area of Uphill Lincoln, this well-proportioned two-bedroom semi-detached home offers more space than first meets the eye, with a generous rear garden, additional garden room and useful utility space.

The accommodation begins with an entrance hallway leading through to the main living room, a particularly generous reception space with plenty of room for both relaxing and dining. The kitchen sits alongside, while a useful side passage provides access to a separate utility room and continues through to an additional garden room. With French doors opening directly onto the rear garden, this provides a versatile second reception space that could equally suit a home office, playroom or snug.

To the first floor are two well-proportioned bedrooms, including a particularly spacious main bedroom, together with a family bathroom and separate WC.

Outside, the property benefits from a gravelled frontage, while the rear is a real highlight. The generous garden is predominantly laid to lawn and offers plenty of space for outdoor seating, entertaining and family use, with established boundaries providing a good degree of enclosure.

The property enjoys a convenient position within this established residential area of Uphill Lincoln, with good access to a range of local amenities, schools and transport links, as well as Lincoln's historic Cathedral Quarter and city centre.

Offering spacious accommodation, useful additional living space and an excellent-sized garden, this is a property with plenty to offer and one that deserves an internal viewing to fully appreciate the space available.

Entrance Hall

1.79m x 2.25m (5'11" x 7'5")

Providing access into the ground floor accommodation and stairs rising to the first floor.

Living Room

2.85m x 6.05m (9'5" x 19'10")

A particularly spacious main reception room offering plenty of flexibility for lounge and dining furniture.

Kitchen

2.24m x 2.92m (7'4" x 9'7")

Positioned off the hallway and providing a practical kitchen space, with access through to the adjoining side passage.

Side Passage

1.07m x 4.07m (3'6" x 13'5")

A useful connecting space providing access between the kitchen, utility room and garden room.

Utility Room

1.47m x 2.05m (4'10" x 6'8")

A handy separate utility space, ideal for additional appliances and household storage.

Garden Room

1.71m x 4.41m (5'7" x 14'6")

A versatile additional reception room overlooking the rear garden, with French doors providing direct access outside. Ideal as a second sitting room, playroom, dining space or home office.

Landing

2.36m x 1.5m (7'8" x 4'11")

Providing access to both bedrooms, the bathroom and separate WC.

Bedroom One

4.34m x 2.76m (14'2" x 9'1")

A generous double bedroom with ample space for bedroom furniture.

Bedroom Two

2.89m x 3.24m (9'6" x 10'7")

A well-proportioned second bedroom suitable as a double bedroom, guest room or home office.

Bathroom

1.46m x 1.69m (4'10" x 5'6")

Fitted bathroom located on the first floor.

WC

0.82m x 1.56m (2'8" x 5'1")

Separate WC adjoining the bathroom.

Outside

To the front is a gravelled frontage with a pathway leading to the entrance. To the rear is a particularly generous, enclosed garden, predominantly laid to lawn and offering excellent space for outdoor seating, entertaining and family use.

Agent Notes

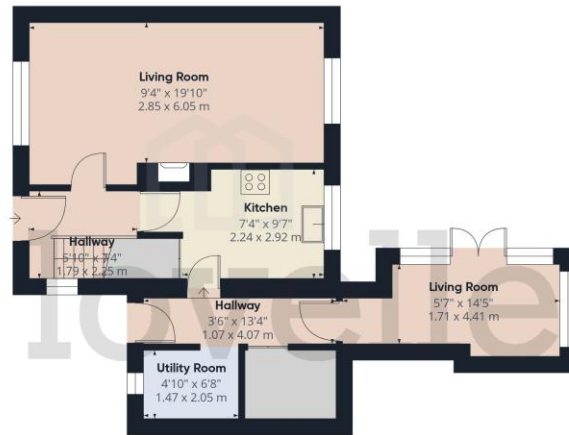
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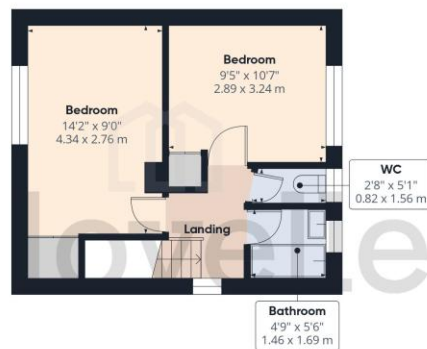
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
836 ft²
77.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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