



Richards Avenue, Lincoln

 4  3  3

£425,000



Key Features

- Extended Detached House
- Four Bedrooms
- En-Suite, Bathroom and Downstairs WC
- Dressing Room
- Popular Location
- Ample Parking
- EPC Rating TBC
- Freehold





A spacious Four Bedroom Detached house situated on Richards Avenue on the outskirts of Lincoln. The property has been thoughtfully extended by the current owner, creating generous and versatile accommodation with multiple reception rooms, making it particularly well suited to modern family living.

The property is conveniently positioned for a range of local amenities. Ling Moor Primary Academy is approximately 700 metres away, while Sir Robert Pattinson Academy is around 1.5 km away. Hykeham railway station is approximately 900 metres from Richards Avenue providing useful rail connections, while regular local bus services provide access towards Lincoln and the surrounding area.

Everyday shopping is also well catered for with Asda Lincoln North Hykeham Superstore, Lidl and the shops and services around North Hykeham all within easy reach. The location also provides convenient road access towards Lincoln city centre and the A46.

The Accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen Diner, Home Bar, Sun Room, Office and WC to the ground floor. To the first floor there are Four Bedrooms with En-suite and Dressing room to the main and Family Bathroom. Externally the property offers a block paved driveway and gravel area with room for up to five cars. To the side of the property you will find two storage sheds and to the rear of the property there is an enclosed low maintenance landscaped garden with artificial grass, patio, decorative water feature, shed and summer house currently being used as a home gym.

Entrance Hall

With the entrance door and window to the front aspect and stairs rising to the first floor.

Kitchen

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob and space for an American style fridge freezer.

Lounge 16'10" x 12'8" (5.1m x 3.9m)

With a bay window to the front aspect, electric fireplace and radiator.

Dining Room 10'0" x 9'11" (3m x 3m)

With bi-fold doors to the rear aspect leading to the conservatory and radiator.

Bar 9'3" x 9'2" (2.8m x 2.8m)

With double doors leading to the dining room.

Office

With a window to the front aspect.

Conservatory 11'8" x 11'1" (3.6m x 3.4m)

With french doors leading to the rear garden.

Landing

With stairs to the ground floor.

Bedroom One 13'11" x 13'4" (4.2m x 4.1m)

With a window to the front aspect, access to the dressing room and en-suite.

Dressing Room 8'5" x 4'11" (2.6m x 1.5m)

With access to bedroom one.

Bedroom Two 12'2" x 13'11" (3.7m x 4.2m)

With a bay window to the front aspect.

Bedroom Three 12'2" x 10'2" (3.7m x 3.1m)

With a window to the rear aspect.



Bedroom Four

With a window to the front aspect.

Bathroom

With a window to the rear aspect, fitted with a low level wc, wash hand basin, corner shower and panelled bath.

Garage 9'3" x 3'11" (2.8m x 1.2m)

With up and over door and personal door to the rear aspect.

Outside

To the front of the property there is a block paved and gravel driveway with ample parking. To the rear of the property there is an enclosed low maintained, landscaped garden with artificial grass, patio, shed and summer house currently being used as a home gym.

Agents Note

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GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



RICHARDS AVENUE

TOTAL FLOOR AREA : 1796 sq.ft. (166.8 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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