



Woodfield Avenue, Lincoln LN6 0LT



welcome to

Woodfield Avenue, Lincoln

**** AFFORDABLE HOME - 80% MARKET VALUE **** Beautifully presented three bedroom semi-detached home offering modern living, front and rear gardens, off-road parking and a garage en bloc. Well located for amenities, schooling and transport links. Ideal for families or first-time buyers.



Situated within a popular and well-connected residential area, this beautifully presented three bedroom semi-detached home offers stylish, modern living ideal for a range of buyers. The accommodation is well maintained throughout and briefly comprises an inviting entrance hall, a convenient cloakroom WC, a comfortable lounge and a contemporary fitted kitchen/diner designed perfectly for both everyday living and entertaining.

To the first floor, the property features a spacious main bedroom complete with built-in storage, along with two further bedrooms and a modern family bathroom.

Externally, the home enjoys a neat frontage with an area of lawn and pathway leading to the entrance. To the rear, there is off-road parking and a garage en bloc (leased), providing added convenience. The rear garden features an area of lawn as well as a patio area that create ideal space for outdoor seating and dining.

Further benefits include excellent access to a variety of local amenities, including shops, eateries, parks, a leisure centre, doctors surgeries, pharmacies, schooling and transport links, making this an ideal home in a highly desirable location.

Entrance Hall

Cloakroom Wc

Lounge

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Agent's Note



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welcome to

Woodfield Avenue, Lincoln

- MODERN SEMI-DETACHED HOME
- THREE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM WC
- FRONT & REAR GARDENS
- OFF ROAD PARKING & GARAGE EN BLOC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124172 - 0004

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