



Constance Avenue, Lincoln



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£280,000

- Detached House
- Three Bedrooms
- Popular Location
- Garage & Driveway
- Front & Rear Gardens
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating C



Situated in the highly sought-after area of Constance Avenue, this spacious **THREE BEDROOM** detached property is perfectly positioned within walking distance of local shops, schools, doctors surgery and a wide range of other amenities.

The accommodation comprises a welcoming entrance hall, lounge and a spacious kitchen diner to the ground floor. Upstairs, the property offers three bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden with a driveway providing off-road parking. To the rear is a generous enclosed lawned garden featuring multiple seating areas.

Further benefits include gas central heating, uPVC double glazing and a detached single garage.

Entrance Hall 12'11" x 7'0" (3.9m x 2.1m)

With windows to the front and side aspects, entrance door and stairs to the first floor.

Lounge 14'0" x 12'10" (4.3m x 3.9m)

With a bay window to the front aspect and radiator.



Kitchen Diner 21'7" x 9'1" (6.6m x 2.8m)

With patio doors leading to the rear aspect, storage cupboard and understairs cupboard. Fitted with a range of wall and base units with worktops over, sink with drainer unit, electric hob, single oven, space for fridge freezer, integrated dishwasher and washing machine.

Landing

With a window to the side aspect and stairs to the ground floor.

Bedroom One 12'0" x 12'1" (3.7m x 3.7m)

With a bay window to the front aspect and radiator.

Bedroom Two 12'1" x 10'5" (3.7m x 3.2m)

With a window to the rear aspect and radiator.

Bedroom Three 9'2" x 8'0" (2.8m x 2.4m)

With a window to the front aspect and radiator.

Bathroom 9'1" x 5'4" (2.8m x 1.6m)

With two windows to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property there is a lawned garden and driveway leading to a single detached garage. To the rear of the property there is an enclosed lawned garden with multiple seating areas.

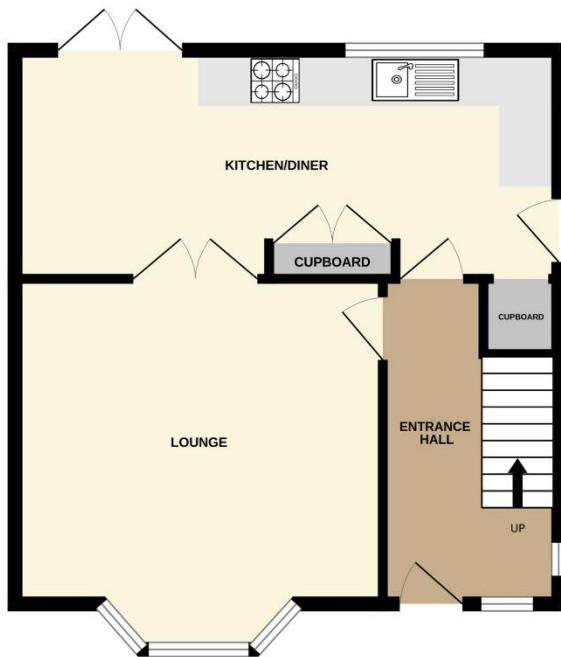
Agents Note

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GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



CONSTANCE AVENUE, LINCOLN, LN6 8ST

TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		