



- Bay Fronted Semi-Detached House
- Cul-De-Sac Position
- Three Good Size bedrooms
- 18'4" Kitchen Diner & Utility

- Garden Room With Insulated Roof
- Driveway & Garage
- South-West Facing Garden
- NO CHAIN!

Park Avenue, Lincoln, LN6 0BY
£230,000





Located in a pleasant cul-de-sac position just off Skellingthorpe Road and within a short stroll of Hartsholme Country Park is this attractive bay-fronted semi-detached home on Park Avenue. The ground floor offers a superb sense of space and flow, with the main living areas connecting particularly well whilst still retaining their own defined spaces. Accommodation briefly comprises an entrance porch, hallway, bay-fronted lounge with bifold doors opening into an 18'4 kitchen diner, which in turn has French doors leading into a 12'8 garden room with an insulated roof and further French doors onto the rear garden. There is also a separate utility. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway with space for two vehicles, a garage and a fully enclosed south-west-facing rear garden. NO CHAIN! Council tax band: B. Freehold.



Entrance Porch

Having part-glazed uPVC front entrance door, laminate wood-effect flooring, and door into:

Entrance Hallway

Having laminate wood-effect flooring, a radiator, a dado rail, downlights, stairs rising to the first floor, and an understairs storage cupboard.

Lounge

12' 7" into bay x 12' 0" (3.83m x 3.65m)

Having a walk-in bay window to the front aspect, coal-effect gas fireplace with traditional style surround, laminate wood-effect flooring, a radiator, dado rail, coved ceiling, and bi-fold doors leading into:

Kitchen Diner

18' 4" max x 11' 10" max (5.58m x 3.60m)

Having a range of matching wall and base units with oak work surfacing and a breakfast bar, butler-style sink unit with mixer taps over, built-in oven, hob and cooker hood, space for fridge, ceramic tiled floor to kitchen area, laminate flooring to dining area, downlights, wall-mounted Vilant central heating boiler (installed 2020 and serviced annually). French doors leading to:

Garden Room

12' 8" x 8' 10" (3.86m x 2.69m)

Being of brick-built construction with an insulated roof, laminate wood-effect flooring, a radiator, and a French door overlooking the rear garden.

Utility

5' 10" x 5' 10" (1.78m x 1.78m)

Having plumbing for a washing machine and space for a tumble dryer with oak work surfacing over, ceramic tiled floor, and uPVC door to side.

First Floor Landing

Having dado rail and access to insulated loft.

Bedroom 1

13' 2" into bay x 12' 0" (4.01m x 3.65m)

Having a walk-in bay window to the front aspect, a radiator, and a dado rail.

Bedroom 2

12' 3" x 9' 7" (3.73m x 2.92m)

Fitted wardrobes, airing cupboard housing the hot water cylinder and a radiator.

Bedroom 3

8' 3" x 7' 6" (2.51m x 2.28m)

Having a radiator.

Bathroom

Three-piece suite comprising a panelled bath with an electric shower appliance and a glass shower screen, a pedestal wash hand basin, a low-level WC, vinyl flooring, a radiator, part-tiled walls, downlights, and an extractor.

Outside Front

To the front of the property is a concrete driveway with space for two vehicles, outside lighting, and double wooden gates at the side leading to the side and rear.

Garage

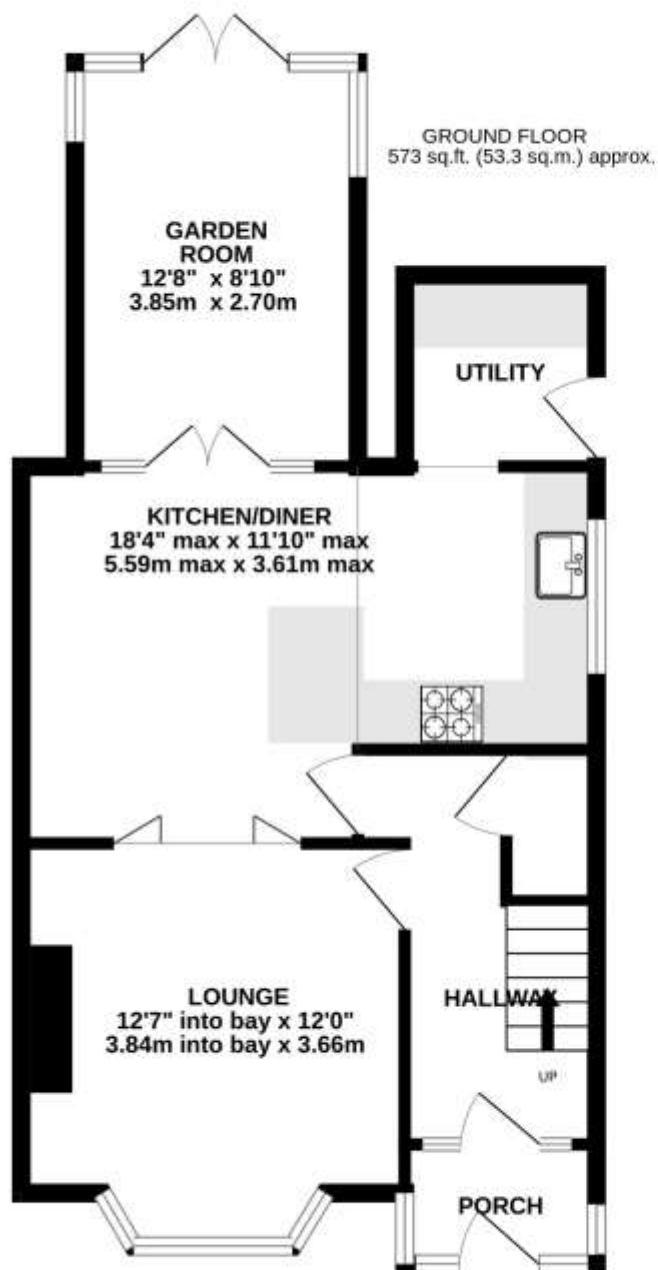
18' 8" x 8' 2" (5.69m x 2.49m)

Being of concrete sectional construction.

Outside Rear

To the rear of the property is a fully enclosed south-west-facing garden comprising a gravelled area, a timber decking area, and a wide variety of plants and shrubs.

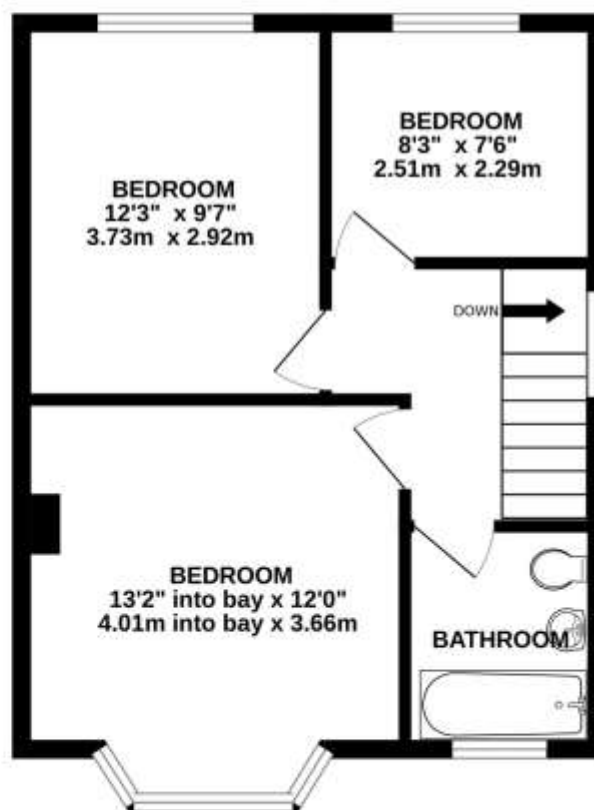




TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.

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1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



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