NEWTON FALLOWELL



Wallis Avenue, Lincoln

3 1 1

£190,000

- Three Bed Semi Detached House
- No Onward Chain
- Renovation Needed
- Popular Location
- Conservatory
- Large Garden
- Freehold
- EPC Rating D







A fantastic opportunity to acquire a THREE BEDROOM SEMI-DETACHED HOME situated on Wallis Avenue in the popular residential area of North Hykeham, offered for sale with NO ONWARD CHAIN. Requiring modernisation throughout, this property presents excellent potential for investors, developers or buyers looking to put their own stamp on a home.

The accommodation briefly comprises an entrance hallway, a spacious lounge to the front aspect, a separate dining room and a conservatory overlooking the rear garden. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a generous rear garden. A driveway provides off-road parking and access to a garage, offering additional storage space.

Wallis Avenue is conveniently positioned within the sought-after area of North Hykeham, close to a variety of local amenities including shops, supermarkets, schools and leisure facilities. The property also benefits from excellent transport links, with easy access to Lincoln city centre, North Hykeham railway station and the A46 bypass.






Entrance Hall
With the entrance door to the front aspect, access to storage and stairs rising to the first floor.

Kitchen 10'5" x 6'10" (3.2m x 2.1m)
With an external door to the rear aspect and window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, space and plumbing for a washing machine and dishwasher.

Living Room 13'2" x 10'2" (4m x 3.1m)
With windows to the front and side aspects, an opening leading into the dining room and radiator.

Dining Room 12'11" x 10'2" (3.9m x 3.1m)
With sliding doors leading to the conservatory.

Conservatory
With windows to all aspects.

Landing
With stairs to the ground floor.

Bedroom One 13'0" x 10'5" (4m x 3.2m)
With a window to the rear aspect and radiator.

Bedroom Two 10'8" x 10'5" (3.3m x 3.2m)
With a window to the front aspect and radiator.

Bedroom Three 8'1" x 7'0" (2.5m x 2.1m)
With a window to the front aspect and raditor.

Bathroom 10'4" x 6'2" (3.1m x 1.9m)

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

Garage

With an up and over door.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



FLOORPLAN

TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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