



- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Lounge Diner

- Modern Kitchen
- Stylish Shower Room & Separate WC
- Enclosed Rear Garden
- Driveway Parking & Garage

Aubourn Avenue, Lincoln, LN2 2JW
£255,000





Offered for sale with no onward chain, this well-maintained three-bedroom detached bungalow is situated within the popular northern outskirts of Lincoln City Centre. The home comes with LVT flooring to the entrance hall, a modern kitchen and a generous lounge. Boasting light, airy, and spacious single-floor accommodation, the property is ideally located near an array of local amenities on Wragby Road. It sits just a short distance from the historic uphill area of Lincoln, known for its vibrant retail, commercial, and tourist attractions, including Lincoln Bailgate, Lincoln Castle, and Lincoln Cathedral. Exceptional local transport links are available via a regular bus service, and a local doctors' surgery and pharmacy are nearby. Council tax band: C. Freehold.



Entrance Hall

Welcoming and bright, the generous entrance hall is accessed via a uPVC front door to the side aspect. It features high-quality LVT flooring, a single radiator, access to the loft space, and doors leading to all accommodation.

Lounge Diner

14' 3" x 11' 4" (4.34m x 3.45m)

A spacious principal reception room boasting two uPVC double-glazed windows to the rear aspect that flood the space with natural light. Includes a large radiator.

Kitchen

9' 7" x 11' 4" (2.92m x 3.45m)

A stylish and modern kitchen fitted with a comprehensive range of eye- and base-level storage units with contrasting counter worktops. Features a sink and drainer unit with tiled surrounds, space and plumbing for extra appliances, and an integrated oven. The room is finished with tiled flooring, a single radiator, a uPVC double-glazed window to the rear aspect, and a uPVC door to the side aspect leading out to the rear garden.

Utility Room

5' 2" x 5' 11" (1.57m x 1.80m)

Conveniently located separate utility space featuring counter worktops, plumbing and space for appliances, practical shelving, and a wall-mounted modern consumer unit.

Bedroom 1

10' 5" x 13' 11" max (3.17m x 4.24m)

A well-proportioned master double bedroom featuring a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 2

8' 8" x 13' 11" (2.64m x 4.24m)

A further double bedroom including a useful built-in double wardrobe, a uPVC double-glazed window to the front aspect, and a single radiator.

Bedroom 3

8' 5" x 11' 2" (2.56m x 3.40m)

A versatile double bedroom with a uPVC double-glazed window to the front aspect and a single radiator.

Shower Room

4' 9" x 5' 11" (1.45m x 1.80m)

Comprising a modern walk-in shower cubicle, a vanity unit with hand wash basin, fully tiled surrounds, and tiled flooring. Includes a single radiator, an extractor unit, and a uPVC double-glazed obscured window to the side aspect.

Separate WC

3' 0" x 5' 11" (0.91m x 1.80m)

Equipped with a low-level WC, a vanity unit with an integrated hand wash basin, a single radiator, and a uPVC double-glazed obscured window to the side aspect.

Outside Rear

An enclosed, private rear garden protected by fence perimeters. Intelligently designed to be low-maintenance, the space is mostly laid to lawn, complemented by a laid patio sitting area and a laid turf section.

Front & Parking

To the front of the home is a mature front garden. This sits alongside a large concrete driveway that provides off-road parking for multiple vehicles. The driveway grants access to an external electric power point and leads down to the single garage.

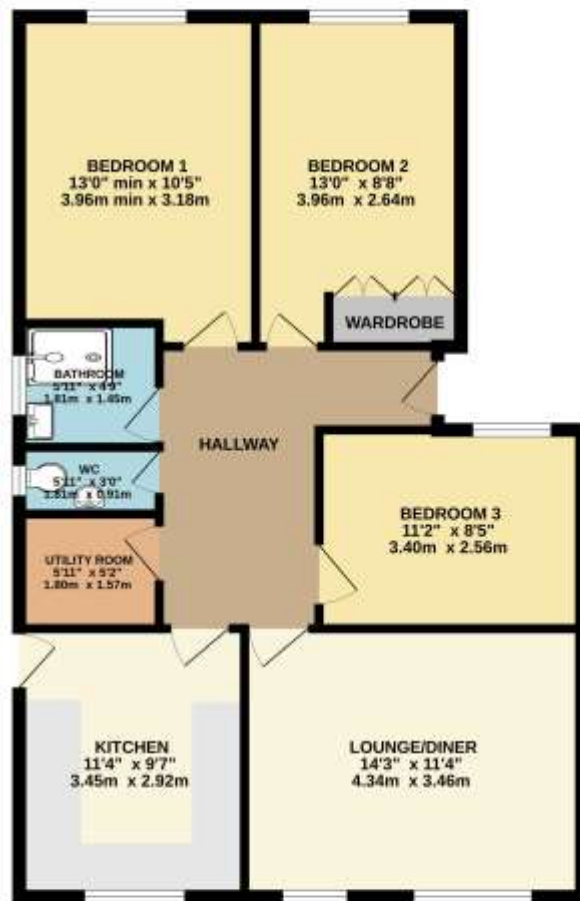
Garage

A single garage equipped with an up-and-over door.





GROUND FLOOR



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