



Hunt Lea Avenue, Lincoln



4



2



3



£375,000



## Key Features

- Detached House
- Four Bedrooms
- Extended and Renovated
- En-Suite & Family Bathroom
- Popular Location
- Ample Parking
- EPC rating C
- Freehold







Well presented and extended double bay fronted FOUR BEDROOM Detached House located close to Lincoln City Centre. Offering a host of amenities within walking distance, including Primary and Secondary Schools, Supermarkets and Doctors. The property has been refurbished by the current owners including kitchen, ensuite and garden that has recently been landscaped.

The property also benefits from a newly fitted boiler, gas central heating and uPVC windows.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Open Plan Kitchen Living Area with French Doors and Utility to the ground floor. To the first floor there is a large landing area leading to Four Bedrooms with Ensuite to the main bedroom and Four Piece Family Bathroom. The loft space is extensively boarded with lighting. Outside the property to the front there is a block paved driveway and to the rear there is a large enclosed lawned garden with patio area.

#### **Entrance Hall 13'7" x 5'10" (4.1m x 1.8m)**

External door to front aspect, stairs to first floor with storage under and radiator.

#### **Lounge 14'0" x 12'5" (4.3m x 3.8m)**

Bay window to front aspect, feature fireplace and radiator.

#### **Dining Room 11'6" x 12'5" (3.5m x 3.8m)**

With an opening leading to the kitchen living space, feature brick fireplace with log burner and radiator.

#### **Kitchen Living Area 12'10" x 18'5" (3.9m x 5.6m)**

Window and patio doors to rear aspect and external door to side aspect. Fitted with a range of wall and base units with solid wood worktops over, sink with drainer, integrated dishwasher, free standing multi fuel range style cooker with extractor over, space for USA style fridge freezer and radiator.







#### Utility Room 8'6" x 7'6" (2.6m x 2.3m)

Window to side aspect and fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and tumble dryer.

#### Landing

Window to side aspect and fitted storage cupboard.

#### Bedroom One 12'11" x 10'11" (3.9m x 3.3m)

Window to rear aspect and radiator.

#### En-Suite 4'10" x 7'4" (1.5m x 2.2m)

Window to rear aspect and fitted with shower cubicle, low level WC, wash hand basin and heated towel rail.

#### Bedroom Two 14'5" x 10'7" (4.4m x 3.2m)

Bay window to front aspect and radiator.

#### Bedroom Three 11'10" x 10'11" (3.6m x 3.3m)

Window to side aspect and radiator.

#### Bedroom Four 8'5" x 7'11" (2.6m x 2.4m)

Window to front aspect and radiator.

#### Bathroom 12'4" x 7'10" (3.8m x 2.4m)

Window to side aspect and fitted with double shower cubicle, panel bath, low level WC, wash hand basin and radiator.

#### Outside

To the front of the property there is a block paved driveway and lawn. To the rear of the property there is an enclosed lawned garden with patio area.

#### Agent 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.



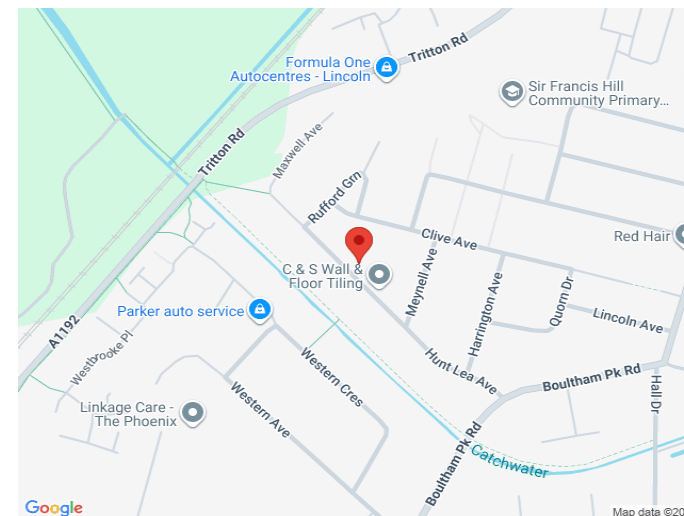






32 HUNTLEA AVENUE, LINCOLN, LN6 7XA

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.  
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		