



- Immaculately Presented Semi-Detached House
- Three Bedrooms/Approx 1,300 GFA
- Recently Renovated Throughout
- Extended & Ample Outdoor Storage

- Charming Interiors Throughout
- Beautifully Non-Overlooked Landscaped Garden
- Close To Hartsholme Country Park
- Driveway Parking & Garage

Uffington Avenue, Lincoln, LN6 0AG
£240,000





This immaculately presented semi-detached home, has been comprehensively renovated and thoughtfully extended to offer approximately 1,300 sq. ft. of gross floor area. Occupying a superb plot, the home boasts charming interiors alongside a beautifully landscaped, non-overlooked rear garden that backs directly onto quiet local woodlands with access toward Hartsholme Country Park. Upon entering, you are welcomed by an inviting entrance hall that leads into a lounge with a study area featuring French doors that open out onto the garden, creating an ideal setting for remote work or relaxation. The heart of the home is the upgraded kitchen diner, fitted with a stylish shaker-style arrangement, integrated appliances, and a pantry currently utilised as a cosy coffee nook. Modern updates throughout include a combination boiler (installed 2023 with full service history), updated pipework, modern radiators, all new windows and doors and Hive smart heating controls. The first floor accommodates two spacious double bedrooms and a well-proportioned third bedroom, all served by a stylish modern wet room updated with high-end vanity storage and pre-plumbed fittings beneath the floor, allowing easy conversion back to a full bath if desired. Externally, the rear garden enjoys sun throughout the day and features two separate seating areas, mature planted borders, and gated access directly into the neighbouring woods and onward into Hartsholme Country Park, where local wildlife such as deer and rabbits are frequently spotted. Parking is well catered for with a generous front driveway leading to a large garage with high ceilings, a separate consumer unit, and plumbing in place for a potential utility conversion, alongside an additional dedicated garden store. Located within easy reach of primary and secondary schooling, regular bus routes, Tritton Road, and the A46 bypass, this home perfectly balances convenience with peaceful natural surroundings. Council tax band: A. Freehold.



Entrance Hall

Composite front door entry to the front aspect, stylish herringbone-style vinyl flooring, vertical radiator, and stairs rising to the first floor. Provides access through to the lounge/study and kitchen diner.

Lounge/Study Area

24' 3" max x 12' 5" max (7.39m x 3.78m)

A bright, flexible reception space featuring herringbone-style vinyl flooring and two vertical radiators. An open archway leads through to the dedicated study area, which benefits from French doors opening directly onto the rear garden.

Kitchen Diner

18' 9" max x 12' 0" max (5.71m x 3.65m)

Upgraded shaker-style kitchen featuring a comprehensive range of eye and base-level units with carousel drawers, ceramic sink, and generous work surfaces. Fitted with integrated appliances including a double oven, built-in dishwasher, fridge freezer, and a large cooker with a five-ring hob and recirculating extractor hood over. Complemented by vertical radiators, Hive smart heating controls, dual-aspect uPVC double-glazed windows to the front and rear, and access to a pantry space currently configured as a coffee nook. Wall-mounted combination boiler (installed 2023).

First Floor Landing

7' 10" x 8' 4" (2.39m x 2.54m)

A uPVC double-glazed window to the front aspect and access to the boarded loft space via a pull-down ladder, equipped with built-in shelving and lighting.

Bedroom 1

12' 2" min x 10' 6" (3.71m x 3.20m)

Generous double bedroom with a uPVC double-glazed window to the rear aspect overlooking the garden, and a single radiator.

Bedroom 2

10' 2" min x 10' 6" (3.10m x 3.20m)

Double bedroom with a uPVC double-glazed window to the rear aspect and a vertical radiator.

Bedroom 3

9' 0" max x 7' 10" (2.74m x 2.39m)

A uPVC double-glazed window to the front aspect and a vertical radiator.

Wet Room

7' 10" x 5' 9" (2.39m x 1.75m)

Fully tiled walls and floor featuring a walk-in shower arrangement, low-level WC, and an upgraded vanity unit with electrical supply to drawers only. Includes concealed sub-floor plumbing in place should a buyer wish to install a traditional bath. Two obscure uPVC double-glazed windows to the side aspect.

Rear Garden

A private, non-overlooked rear sanctuary featuring a paved patio and gravel seating areas, an external water supply, and colorful planted borders. The boundary is fully fenced with secure gated access leading directly out into quiet woodlands and pathways toward Hartsholme Country Park.

Garage

20' 2" max x 12' 5" max (6.14m x 3.78m)

Substantial garaging featuring high ceilings, power, lighting, two double-glazed side windows, and a separate consumer unit. Additional plumbing and electrical supply have been installed to allow easy conversion of part of the space into a dedicated utility area.

Garden Store

14' 11" x 6' 8" (4.54m x 2.03m)

Useful external storage building with a window to the side aspect, ideal for garden equipment and tools.

Driveway

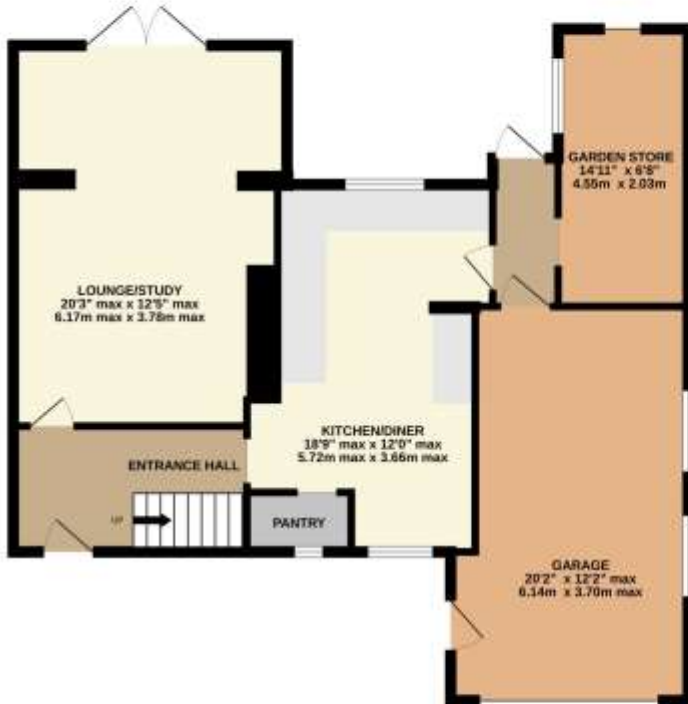
Extensive driveway to the front aspect providing off-road parking for multiple vehicles and direct access to the main entrance.





GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.6 sq.m.) approx.

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