



138 St Peters Avenue, Lincoln, Lincolnshire,
LN6 7QE

Offers Over £150,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Mid Terraced Home
- 2 Double Bedrooms
- 2 Receptions
- Contemporary Fixtures & Fittings
- Generous 75 Ft. Rear Garden
- Cul-De-Sac Location
- Close To Boultham Park
- Modernised Bathroom
- Viewing Highly Recommended

An excellent opportunity to purchase a traditional mid terraced home tucked away off the avenue, literally yards from Boultham Park which provides a wonderful outdoor space on the property's doorstep. The home itself provides two double bedrooms and a tastefully appointed contemporary bathroom while to the ground floor there are two reception areas including a cosy sitting room with attractive solid fuel stove and an aspect to the front. Linking through via a dining kitchen is the addition of a conservatory at the rear which provides a second reception space with access out into the garden.

The garden is generous by modern standards, extending to the rear to almost 75 ft. providing a versatile outdoor space that also encompasses a useful timber cabin that has been utilised as a home gym but would make an excellent summer house or storage.

In addition the property benefits from gas central heating and UPVC double glazing and viewing comes recommended to appreciate not only the accommodation but also the excellent location which is positioned within walking distance of Lincoln city centre.

BOULTHAM PARK, LINCOLN

Lincoln is a delightful well served county town that grew from the original iron age settlement on the River Witham and is now renowned for its stunning cathedral which lies at the heart of the old town and provides a wonderful backdrop overlooking the city. The property is located in the popular Boultham Park area on the outskirts of Lincoln's city centre, a well-used local green space offering walking routes, play areas and lakeside views, providing a pleasant outdoor environment close to home. Nearby, the wider Lincoln area offers a range of supermarkets, shops and services, along with cafés, restaurants and leisure facilities in and around the city centre. Public transport links are accessible, with local bus services running along nearby routes into Lincoln city centre. From there, Lincoln railway station provides direct services to destinations such as Newark North Gate, Nottingham and Sheffield, with connections available to London via Newark in around 1 hour 20 minutes from Newark North Gate. Road links from this part of Lincoln also provide access towards the A46 and A1, which may be of interest to those needing to commute by car to surrounding towns and cities.

A GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having cloak hanging space, staircase rising to the first floor and a further door leading through into:

SITTING ROOM

11'10" into alcove x 10'4" (3.61m into alcove x 3.15m)

A cosy reception benefitting from two windows to the front elevation overlooking the garden; focal point to the room being a chimney breast with flagged hearth, inset solid fuel stove, timber mantel over and alcoves to the side.

A further door leads through into:

BREAKFAST KITCHEN

15' x 8'8" (4.57m x 2.64m)

Fitted with a generous range of wall, base and drawer units with two runs of laminate work surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including single oven and gas hob with chimney hood over; plumbing for washing machine and dishwasher, space for further free standing appliances and space for a breakfast table; window and door leading through into:

CONSERVATORY

9'10" x 9'10" (3.00m x 3.00m)

A useful addition to the property providing a further versatile reception space with access out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a large walk in cupboard and further doors to:

BEDROOM 1

12'4" into alcove x 11'11" (3.76m into alcove x 3.63m)

A well proportioned double bedroom benefitting from a large walk in over stairs cupboard; separate additional cupboard housing gas central heating boiler and two windows to the front elevation.

WALK IN CUPBOARD

3'10" x 2'9" (1.17m x 0.84m)

BEDROOM 2

12'2" max into alcove x 8'4" (3.71m max into alcove x 2.54m)

An L shaped double bedroom having aspect into the rear garden.

BATHROOM

6'5" x 5'4" (1.96m x 1.63m)

Tastefully appointed having been modernised with a contemporary suit comprising panelled bath with chrome mixer tap, additional shower over and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; contemporary tiled splash backs, chrome towel radiator and window to the rear.

EXTERIOR

The property is tucked away towards the end of the avenue literally yards from Boultham Park. The property is accessed on foot by a pedestrian pathway and an initial shared gateway leading onto the private frontage of the property. The front garden is partly lawned with established trees and shrubs. A covered passageway shared with the adjacent properties continues to the rear of the house with gated access into what is a generous garden by modern standards, extending to approximately 75 ft. in length with an initial decked seating area that also gives access into a useful timber cabin. The remainder of the garden is partly lawned with inset trees and shrubs and an open aspect to the rear. Potential parking is available on the street.

TIMBER CABIN

10'11" x 6'11" (3.33m x 2.11m)

Currently utilised as a home gym but provides an excellent storage or workshop space; having power and light.

COUNCIL TAX BAND

City of Lincoln Council - Band A

TENURE

Freehold

ADDITIONAL NOTE

The property has a flying freehold above the passageway.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

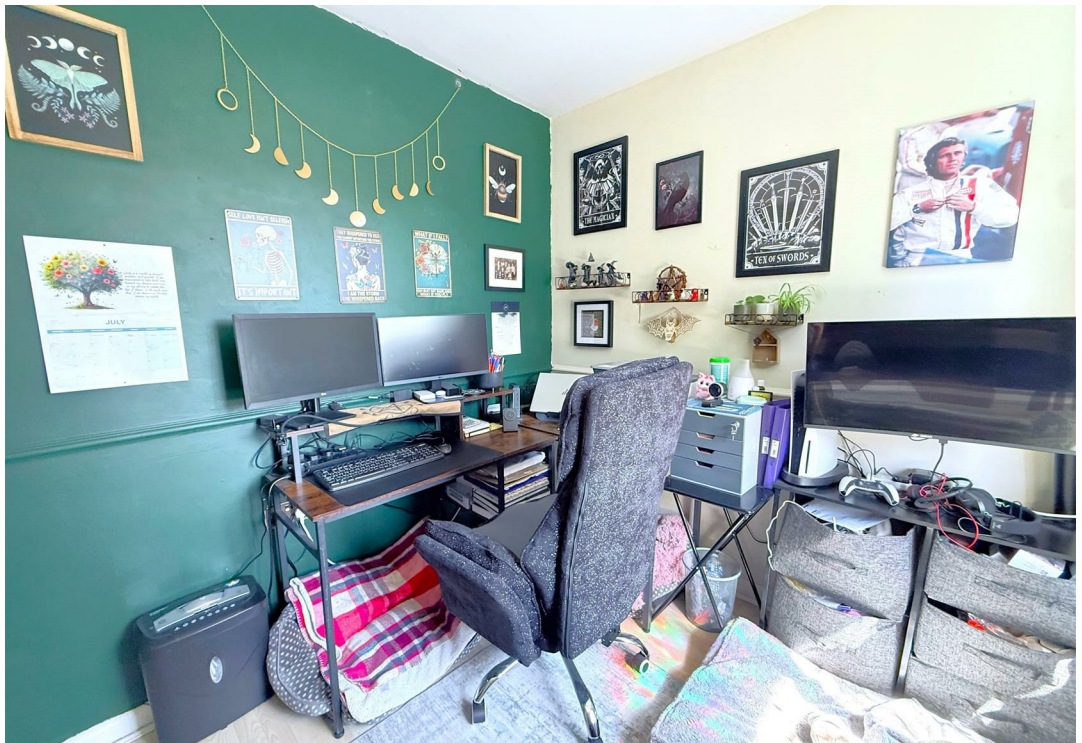
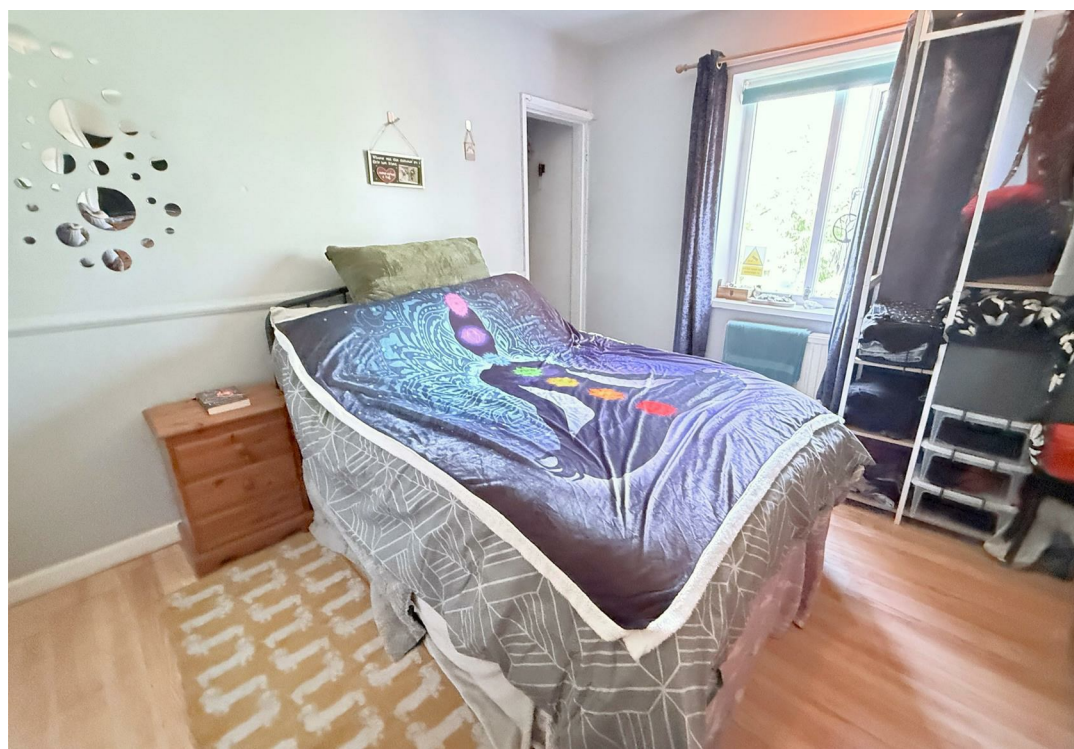
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

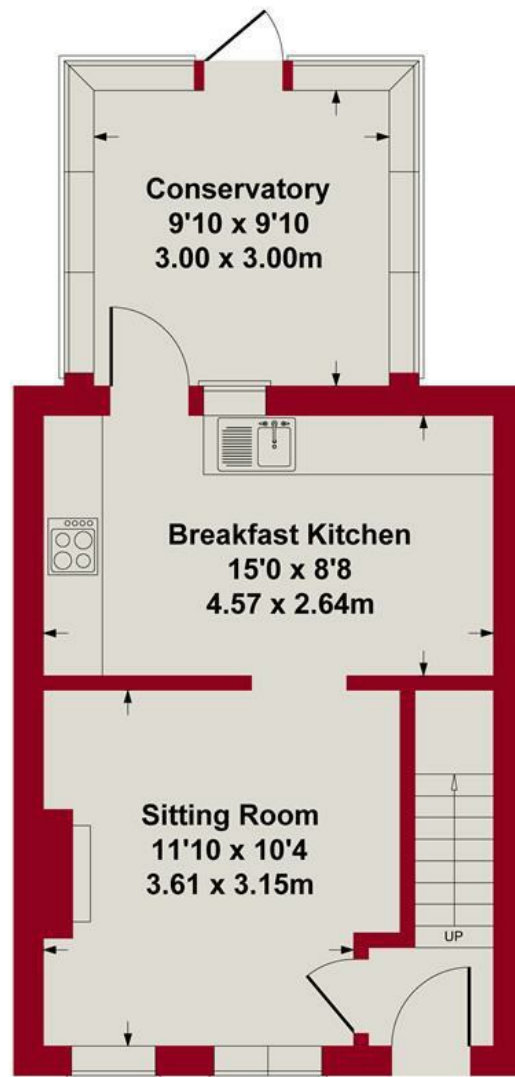




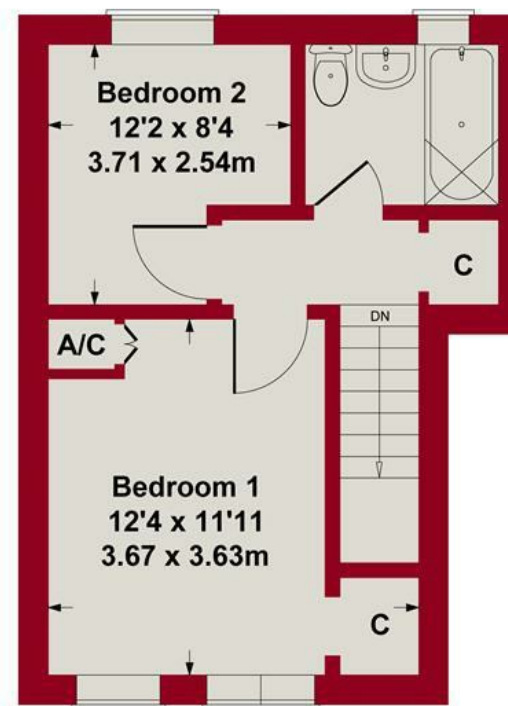








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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