



- Extended Semi-Detached House
- 3 Bedrooms
- Large Open Plan Living
- 2 Bathrooms
- Low Maintenance Garden
- Driveway Parking & Garage
- Close To Excellent Schools
- Sought After Location Close To City Centre

Berkeley Avenue, Lincoln, LN6 8BL
£269,950





Starkey&Brown is delighted to represent this extended 3 bedroom semi-detached home located within the Lincoln and North Hykeham border. Accommodation is over 2 floors and measures approximately 1200 sq ft. The extension was completed in 2003 and now boasts a large open plan living space with an integrated kitchen appliances and breakfast bar arrangement, whilst having a separate dining space, a sitting room and a snug. Completing the ground floor is a modern downstairs shower room which was added 3 years ago, as well as a traditional cosy lounge measuring 11'10" x 13'11". Rising to the first floor are 3 bedrooms which includes 2 doubles and a single bedroom measuring 6'8" x 7'8" . With all bedrooms accessed from a spacious landing which houses the gas combination boiler. Completing the first floor is a modern 3-piece suite. Externally the plot is low-maintenance with the rear garden being fully paved. The front garden is also paved and provides parking for multiple vehicles plus access to a garage with electric roller shutter door. The home is surrounded by a wealth of amenities which also include independent and nationwide retailers and supermarkets, local amenities such as schooling at primary and secondary level, a regular bus service to and from Lincoln city centre. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: B. Freehold.



Hallway

Composite front door entrance to the front aspect with an accompanying twin-set obscured floor to ceiling obscured windows, a radiator, stairs rising to the first floor with bespoke hidden storage cupboards. Access to the lounge and snug.

Lounge

11' 10" x 13' 11" (3.60m x 4.24m)

Having a uPVC double-glazed window to the front aspect, a radiator, and engineered wood flooring.

Snug

8' 3" x 8' 7" (2.51m x 2.61m)

Having a radiator. Opening into:

Open Plan Kitchen Diner

26' 9" x 12' 2" max (8.15m x 3.71m)

Extension completed in 2003 and comes with a kitchen space and a dining space.

Kitchen Space

Having a range of base and eye-level units with counter worktops, integrated appliances such as a double-oven, a 4-ring gas hob with an extractor hood over, an integrated dishwasher arrangementm 2 uPVC double-glazed windows to the rear aspect.

Dining Space

French doors onto the rear garden, a uPVC double-glazed window to the rear aspect, a radiator, and opening into:

Sitting Room

8' 8" min x 8' 5" (2.64m x 2.56m)

Having an alcove feature with a TV inset with power points, and an aerial point.

Shower Room

6' 10" x 5' 1" (2.08m x 1.55m)

Having a large walk-in shower, a vanity hand wash basin unit, a low-level WC, a chrome towel rail, an extractor unit, and an aquaboard surround.

Garage

15' 11" x 8' 7" (4.85m x 2.61m)

Having an electric roller door, power, and lighting.

First Floor Landing

8' 11" x 6' 8" (2.72m x 2.03m)

Loft access, an airing cupboard with shelving and a gas combination boiler, wall mounted thermostat and a uPVC double-glazed window to the side aspect.

Bedroom 1

11' 5" x 10' 11" (3.48m x 3.32m)

Having a uPVC double-glazed window to the rear aspect and a built-in wardrobe.

Bedroom 2

10' 11" x 11' 1" max (3.32m x 3.38m)

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

Bedroom 3

7' 8" x 6' 8" (2.34m x 2.03m)

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

Bathroom

5' 5" x 6' 7" (1.65m x 2.01m)

P-shaped bath with mains-shower over, tiled flooring and walled surround, a chrome towel rail, a pedestal hand wash basin unit, a low-level WC, and a uPVC double-glazed obscured window to the rear aspect and an extractor unit.

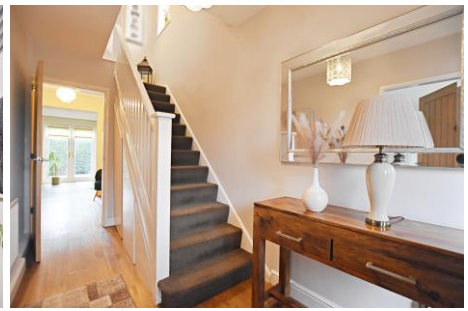
Outside Rear

Fully paved with conifer and fenced perimeters.

Outside Front

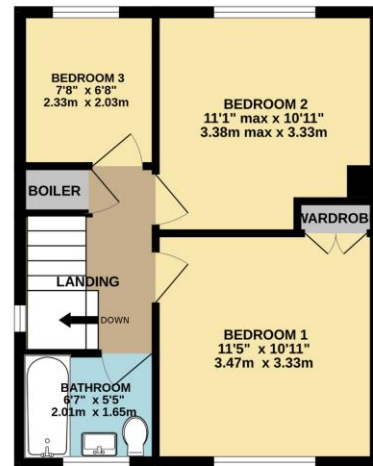
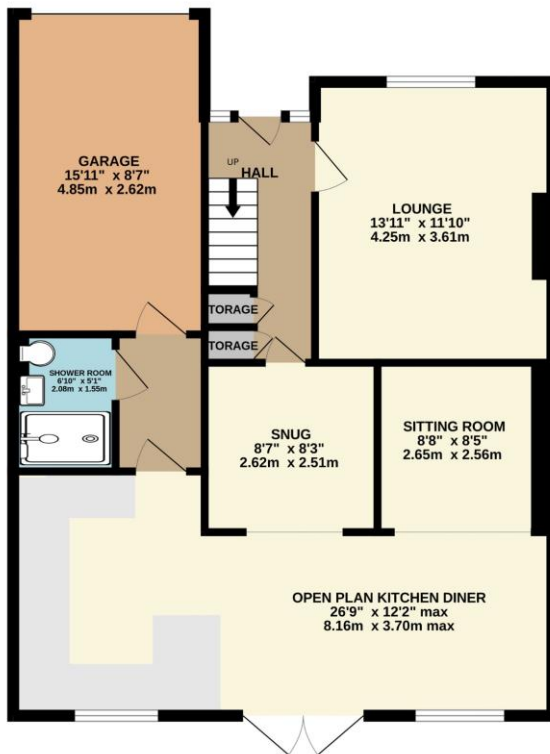
Block paved driveway and parking for multiple vehicles. Access to the garage and front door entrance with a storm porch over.





GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 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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