



Dellfield Avenue, Lincoln, LN6 0PR



welcome to
Dellfield Avenue, Lincoln

Boasting no onward chain, this property is situated within a sought after residential area near to a range of amenities and transport links. Enjoying good size bedrooms, fitted kitchen, low maintenance front and rear gardens, driveway parking and an attached garage.



Entrance Hall

With obscured double glazed door to the front and laminate flooring.

Lounge

16' 8" x 14' 2" (5.08m x 4.32m)

With double glazed bay window to the front, fireplace, wall lights, laminate flooring, radiator and TV point.

Kitchen

15' x 10' 11" (4.57m x 3.33m)

With double glazed windows to the front and rear, obscured double glazed door opening to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, hob with extractor fan fitted over, sink and drainer, space for washing machine, space for fridge freezer, tiling to the floor, tiled splashback, radiator and inset ceiling lights.

Inner Hall

With loft access point, laminate flooring and storage cupboard.

Bedroom One

11' 11" max x 10' 11" max (3.63m max x 3.33m max)

With double glazed window to the rear, laminate flooring, radiator and coving to the ceiling.

Bedroom Two

7' 10" x 9' 11" (2.39m x 3.02m)

With double glazed window to the rear, laminate flooring, coving to the ceiling and radiator.

Wet Room

With obscured double glazed window to the rear, shower, wc, heated towel rail, tiling to the floor and extractor fan.

Attached Garage

18' 3" x 8' 6" (5.56m x 2.59m)

With double glazed doors providing pedestrian access to the side and rear.

Outside

Property benefits from a driveway to the side providing off road parking for two cars and access to the attached garage. To the front of the property is a wall and fence enclosed area laid to patio with a pathway leading to the front door and a range of shrubs. The rear garden is fully fence panel enclosed and mainly laid to patio with planters and areas of gravel.

Vendor's Note

Our vendor advises the solar panels for this property are leased with A Shade Greener.



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welcome to

Dellfield Avenue, Lincoln

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- LOW MAINTENANCE FRONT & REAR GARDENS
- DRIVEWAY PARKING
- ATTACHED GARAGE

Tenure: Freehold

EPC Rating: B

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121336 - 0007

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