



- Superb Detached Home
- Very Well-Presented Throughout
- Popular Residential Location
- Three Good Size Bedrooms
- Impressive 26'3" Open Plan Living Area
- Driveway & Garage
- Fully Enclosed Rear Garden
- Excellent Local Amenities

Constance Avenue, , LN6 8ST  
£325,000





Starkey&Brown are pleased to offer for sale this beautifully presented detached home, located within this popular residential area within easy reach of a wide range of local amenities and transport links. The property has accommodation that briefly comprises a spacious entrance hallway, ground floor wc and an impressive 26'3 open plan living space. This perfect entertaining space incorporates a high-quality kitchen featuring oak work surfaces and a breakfast bar, with French doors opening out onto and overlooking the rear garden. The first floor has three very well-proportioned bedrooms and a luxury shower room. Outside, the property has a block-paved driveway leading to the garage and a fully enclosed garden to the rear. The agent highly recommends viewing this property so it can be fully appreciated. Council tax band: C. Freehold.



### Entrance Hallway

Having part glazed composite front entrance door, laminate wood effect flooring, a traditional style radiator, LED downlights, a coved ceiling, and stairs rising to the first floor.

### Ground Floor WC

Having a low-level WC, corner wash hand basin with tiled splash backs, attractive ceramic tiled floor, LED downlight, and an extractor.

### Open Plan Living Space

26' 3" max x 21' 2" max (7.99m x 6.45m)

Having kitchen area with a range of matching wall and base units, oak work surfacing and breakfast bar, a single drainer sink unit with mixer taps over, cooking range with cooker hood over, integral full height fridge freezer, integral washing machine, integral dishwasher, wine cooler, laminate wood effect flooring, contemporary style log effect remote control electric fireplace, contemporary style vertical radiator and large French doors overlooking the rear garden.

### First Floor Landing

Having access to part boarded loft with loft ladder and lighting.

### Bedroom 1

14' 3" x 12' 6" (4.34m x 3.81m)

Having fitted wardrobes, an air-conditioning unit, a radiator, LED downlights, and coved ceiling.

### Bedroom 2

12' 6" x 11' 8" (3.81m x 3.55m)

Having a radiator and coved ceiling.

### Bedroom 3

8' 1" x 8' 0" (2.46m x 2.44m)

Having laminate wood effect flooring, a radiator, and coved ceiling.

### Shower Room

Having a luxury 3-piece suite comprising a large walk-in shower cubicle with mains-fed rainfall shower, additional hand-held shower and glass shower screen, a wash hand basin set in a vanity unit, a low-level WC, attractive ceramic tiled floor, traditional style heated towel rail/radiator, part tiled walls and LED downlights.

### Outside Front

To the front of the property, there is a lawned garden area and block paved driveway giving access to the garage, outside lighting, storm porch leading to the front entrance door, and a gate at the side leading to the rear garden.

### Garage

16' 0" x 9' 3" (4.87m x 2.82m)

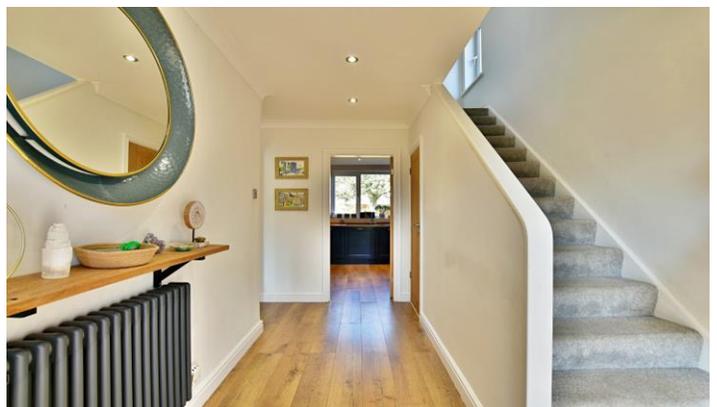
Having a remote control roller shutter door, power, and light. Door leading to the garden.

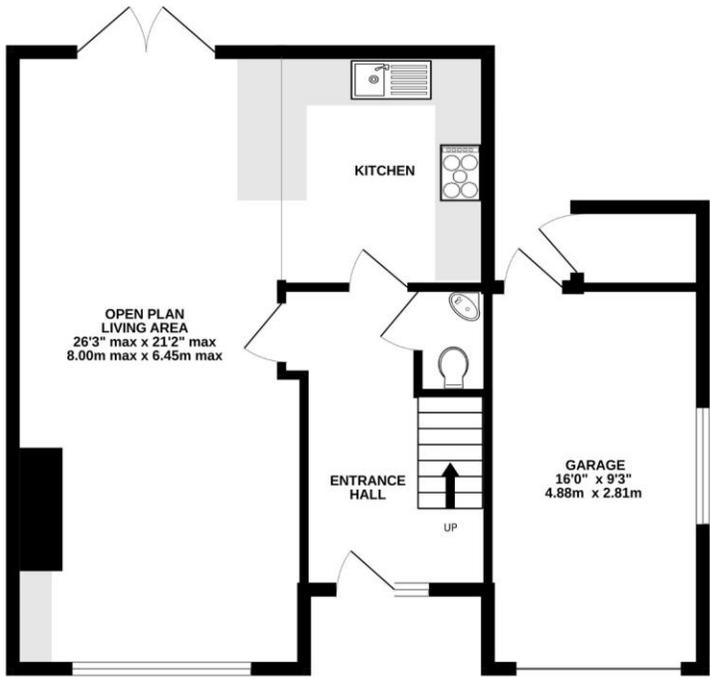
### Outside Rear

To the rear of the property is a fully enclosed lawned garden with patio area, outside lighting, and brick built outbuilding housing a combination condensing central heating boiler (installed 2025).

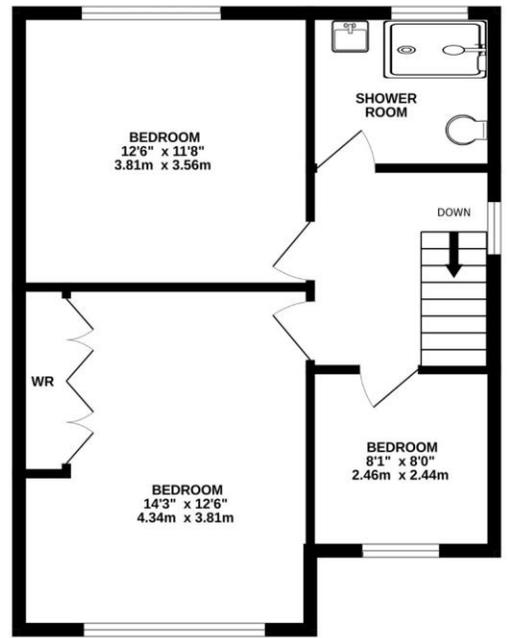
### Agents Note

Garden CGI turf has been added for marketing. Seller is to return.





GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 1176 sq.ft. (109.2 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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