



Western Avenue, Lincoln



2



1



1

**£220,000**

- Detached Bungalow
- Sought After Area
- In Need Of Modernisation
- Two Double Bedrooms
- NO ONWARD CHAIN
- Garage & Driveway
- Tenure: Freehold
- EPC Rating TBC





**TWO BEDROOM** Detached Bungalow located in the popular area of Boutham Park. Within walking distance of the local Doctors, Shops, Schools and many more amenities. The property is in need of modernisation throughout and is being sold with **NO ONWARD CHAIN**.

The accommodation on offer comprises Entrance Porch, Hall, Lounge Diner, Conservatory, Breakfast Kitchen, Bathroom, WC, Two Double Bedrooms and Rear Porch. Externally to the front of the property is a block paved and gravelled gated driveway leading to a single detached garage. To the rear of the property there is an enclosed lawned garden and patio. The property further benefits from Gas Central Heating and uPVC Double Glazing.

### Porch

With window and entrance door to the front aspect and access to the entrance hall.

### Entrance Hall

With window to the porch and access to a storage cupboard.

### Living Room 27'7" x 10'9" (8.4m x 3.3m)

With window to the side aspect, sliding doors to the conservatory and radiator.



### Breakfast Kitchen 10'4" x 12'1" (3.1m x 3.7m)

With window to the rear aspect and external door to the side aspect. Fitted with a range of wall and base units with worktops, oven and four burner gas hob with extractor over sink with drainer unit, space and plumbing for both washing machine and fridge freezer and radiator.

### Conservatory 6'9" x 9'5" (2.1m x 2.9m)

With sliding doors to the living room and door leading to the rear garden.

### Rear Porch

With windows to the rear and side aspects and a door leading to the rear garden.

### Bedroom One 12'0" x 12'0" (3.7m x 3.7m)

With window to the front aspect, fitted wardrobe and radiator.

### Bedroom Two 12'0" x 11'0" (3.7m x 3.4m)

With window to the front aspect, fitted wardrobe and radiator.

### Bathroom 7'0" x 7'3" (2.1m x 2.2m)

With window to the side aspect panelled bath with shower over, wash hand basin and radiator.





### WC 3'0" x 7'0" (0.9m x 2.1m)

With window to the side aspect and low level wc.

### Garage 20'0" x 9'0" (6.1m x 2.7m)

With an up and over door to the driveway, personal door to rear aspect and radiator.

### Outside

To the front of the property is a driveway leading to the single garage. To the rear is an enclosed garden mainly laid to lawn and a patio.

### Agents Note

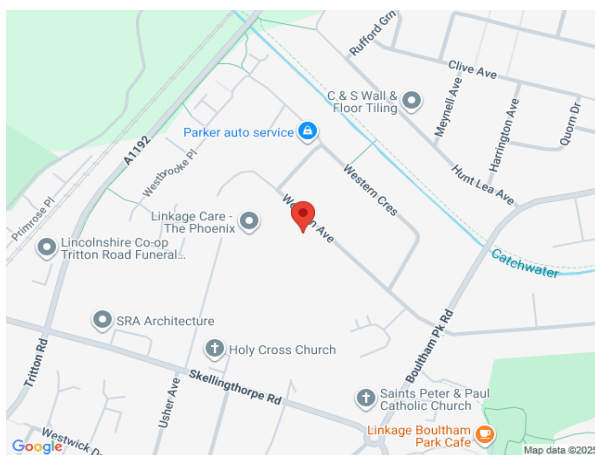
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## GROUND FLOOR



93 WESTERN AVENUE, LINCOLN, LN6 7SZ

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.  
Made with Metropix ©2025



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk