



- Semi-Detached House
- Two Bedrooms
- Beautiful Rear Garden
- Driveway Parking

- First Floor Bathroom
- 19'11" Lounge Diner
- Fitted Wardrobes To Both Bedrooms
- New Boiler November 2025

Keddington Avenue, Ermine, LN1 3SU
£165,000





Starkey&Brown is delighted to represent for sale this immaculately maintained semi-detached house boasting two bedrooms. The home comes with glorious front and rear gardens with an abundance of colour, lawned space and a degree of privacy. Internally the home comes with an entrance hall giving access to a large 19'11" lounge diner, a kitchen with a range of base and eye-level units and external access to the rear garden and two outbuildings. Rising to the first floor are two double bedrooms both with fitted wardrobes, a bathroom and a separate WC. The property comes with gas central heating and uPVC double-glazing throughout with a newly fitted boiler installed November 2025, new décor and flooring throughout. Outside to the rear there is an enclosed garden which is a tranquil retreat. Whilst the front garden provides parking for multiple vehicles. The area is surround by a wealth of local amenities and comes with a regular bus service to and from Lincoln city centre. For further details and viewing requests please contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Front door entrance to the front aspect, a uPVC double-glazed window to the side aspect, a radiator, stairs rising to the first floor with an understairs storage cupboard housing the meters and electric fusebox. Access to the lounge diner, and kitchen.

Lounge Diner

19' 11" x 11' 0" max (6.07m x 3.35m)

Having two radiators, a gas fireplace, and a uPVC double-glazed window to the rear aspect.

Kitchen

12' 3" x 7' 4" (3.73m x 2.23m)

Range of base and eye level units with counter worktops, space and plumbing for a range of appliances, uPVC double-glazed window to the rear aspect, an understairs storage space and a uPVC double-glazed door to the side aspect leading to the rear garden. Leading to two outbuildings.

Outbuilding 1

5' 0" x 6' 11" (1.52m x 2.11m)

Having power.

Outbuilding 2

5' 0" x 3' 1" (1.52m x 0.94m)

First Floor Landing

Having a uPVC double-glazed window to the side aspect. Loft with a pull-down ladder, boarded, insulated and houses the boiler (fitted November 2025). Access to the bedrooms, bathroom, and the separate WC.

Bedroom 1

12' 6" min x 9' 0" (3.81m x 2.74m)

Having a uPVC double-glazed window to the front aspect, overstairs built-in wardrobe, and a second set of built-in wardrobes with mirror sliding doors.

Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and built-in wardrobes.

Bathroom

4' 7" x 5' 6" (1.40m x 1.68m)

Bath tub with electric shower (fitted August 2025), tiled surround, pedestal hand wash basin unit, and a chrome heated hand towel rail.

Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn and decorative arrangements of flowerbeds and side access leading to the front of the property.

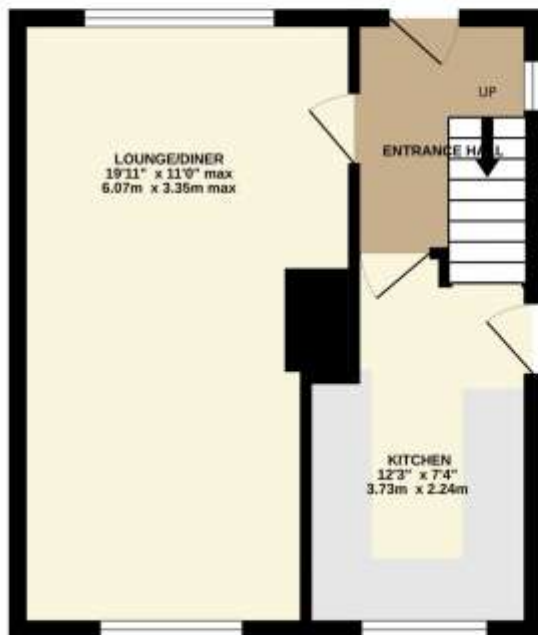
Outside Front

Professionally landscaped driveway with parking for multiple vehicles.





GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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