



- Four Bedrooms
- Two Bathrooms
- Two Separate Lounges
- 24'0" Kitchen Diner

- Extended To Front & Rear
- Good Sized Rear Garden
- Parking For Two Cars
- Close To Local Amenities

Birchwood Avenue, Lincoln, LN6 0JD
£239,950





Situated within very close proximity to Birchwood Leisure Centre, Birchwood Junior school and Birchwood Shopping Centre. Starkey&Brown is delighted to offer for sale this extended four-bedroom house, benefitting from two separate lounges, two bathrooms, a 24'0" kitchen diner, driveway parking for two cars, and a good-sized west-facing rear garden. The property is very versatile within its uses, could be a spacious family home with dedicated office spaces, but also lends itself to the rear annexe being possibly self-contained for an elderly relative. To truly appreciate the size and condition of this property, an internal inspection is highly recommended. Council tax band: A. Freehold.



Composite front door leading into:

Hallway

A built-in cupboard and stairs rising to the first floor.

Main Lounge

20' 0" x 11' 0" (6.09m x 3.35m)

A uPVC bay window to the front aspect, a radiator, French doors leading into:

Second Lounge

16' 0" x 10' 0" (4.87m x 3.05m)

A radiator and French doors leading to the rear garden.

L-Shaped Kitchen Diner

24' 0" max x 12' 10" max (7.31m x 3.91m)

A good range of fitted wall and base units with rolled-edge worktop surfaces incorporating cupboards and drawers, built-in appliances include an electric oven, microwave, and a four-ring gas hob, one and a half sink with a single drainer unit, recess spot lights to the ceiling. (Flooring pictured in the kitchen dining area is an enhanced AI image; currently, the vendor is in the process of replacing the current flooring).

Dining Area

A uPVC window to the front aspect.

Rear Hallway

Door to the second lounge, bedroom 4, and door leading to the rear garden.

Bedroom 4

11' 8" x 7' 8" (3.55m x 2.34m)

A uPVC window and a radiator. Door to:

En-Suite

Three-piece suite comprising a shower cubicle, a wash hand basin, and a low-level flush WC.

First Floor Landing

Access to the loft and a large airing cupboard.

Bedroom 1

14' 4" x 9' 10" (4.37m x 2.99m)

A uPVC window and a radiator.

Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m)

A uPVC window and a radiator.

Bedroom 3

11' 10" x 9' 9" max (3.60m x 2.97m)

A uPVC window and a radiator.

L-Shaped Bathroom

9' 1" max x 8' 7" max (2.77m x 2.61m)

Three-piece suite comprising a 'P' shaped bath with a central mixer tap, an additional electric shower over the bath, a wash hand basin, a low-level flush WC, a heated towel rail, and a uPVC frosted window.

Outside Front

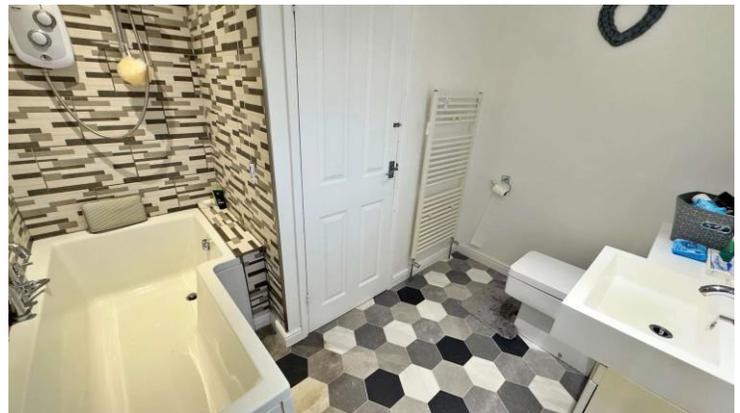
A gravelled driveway with off-street parking for 2 cars and a block path leading to the front door.

Outside Rear

A block-paved patio, two lawned areas, and a covered seating area. The garden is predominantly west-facing.

Agents Note

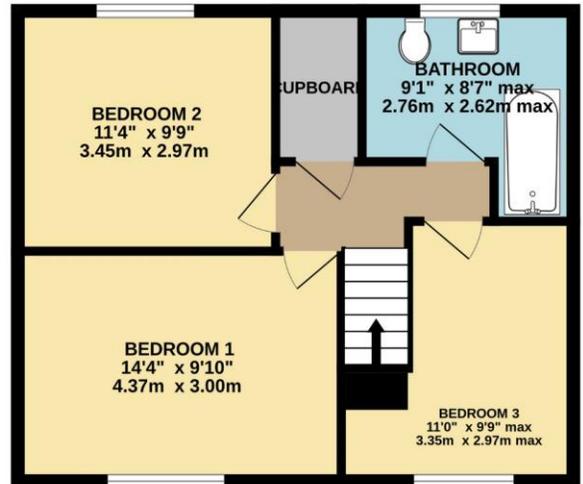
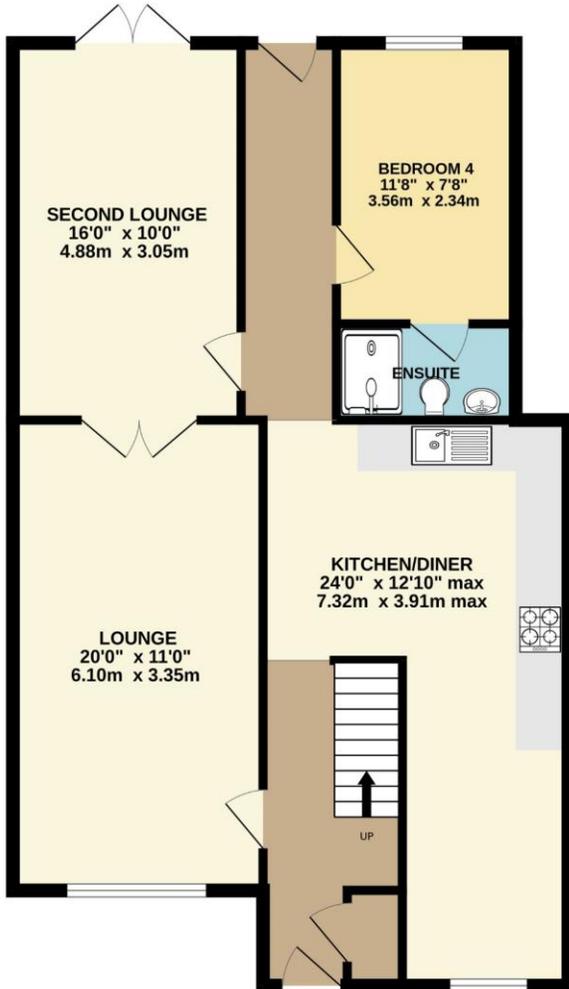
Please note that some photographs have been digitally enhanced.





GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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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Important Information:
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.

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