



**De Wint Avenue, Lincoln**

**Asking Price £170,000**

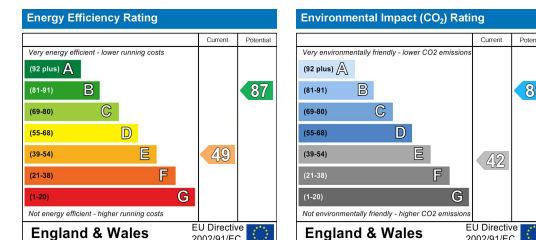
  
**MARTIN&CO**

De Wint Avenue, Lincoln

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

Asking Price £170,000

- Bay Fronted Semi-Detached Home
- Generous Plot
- Shared Driveway
- Spacious Kitchen Diner
- Popular Residential Location
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - A / EPC Rating - E



Three bedroom semi-detached home within a popular residential location in Lincoln. Comprising internally of an entrance hall with porch, bay fronted living room, spacious kitchen diner, rear porch with WC, three bedrooms and a family bathroom. Benefitting from being sold with no onward chain.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

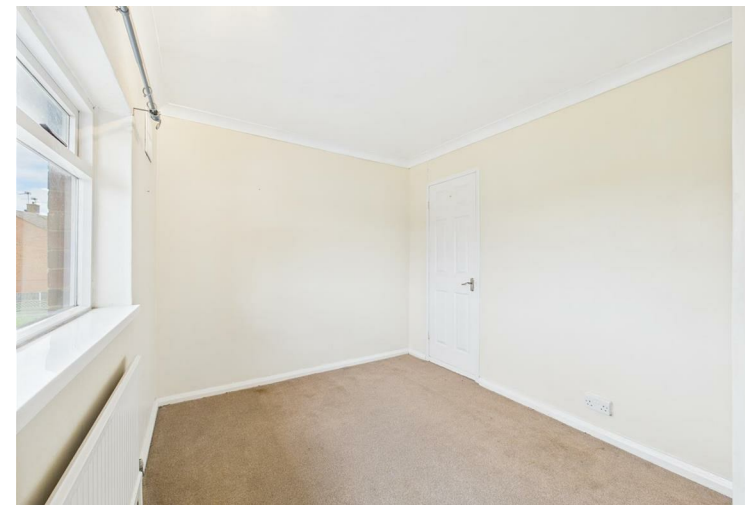
EPC Rating - E

Council Tax Band - A  
Tenure - Freehold

Porch  
6'0" x 2'6"  
PVC sliding patio door entry onto carpet flooring.

Entrance Hall  
PVC front door, side double glazed window, carpet flooring, radiator, pendant fitting and stairs rising to the first floor.

Living Room  
14'4" x 12'3"  
PVC window to the front, carpet flooring, radiator, light fitting and a wall mounted gas fire with central heating back boiler behind.



#### Kitchen Diner

20'8" x 11'0" (max measurements).

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding cooker, space and plumbing for a washing machine. PVC rear windows and glazed door, two radiators, housed boiler controls and timer, tiled flooring, light fittings, mains consumer unit present and the under stairs storage cupboard housing the meters.

#### Rear Porch

8'8" x 5'3" (max measurements).

With glazed windows and door to the garden, tiled flooring, lighting, shelved storage cupboard and a WC.

#### Stairs / Landing

Carpet flooring, PVC side window, radiator, pendant fitting and access to the loft.

#### Bathroom

8'2" x 5'9"

Fully tiled room with a three piece suite comprising of a low level WC, pedestal wash basin and a panel bath with mains thermostatic shower over. Double glazed rear window, heated towel rail, pendant fitting and an airing cupboard housing the hot water cylinder and header tank.

#### Bedroom

12'1" x 8'4" (max measurements).

Double glazed window to the rear, carpet flooring, light fitting, radiator and a built in storage cupboard.

#### Bedroom

12'3" x 11'1"

PVC window to the front, carpet flooring, light fitting, radiator and a built in storage cupboard.

#### Bedroom

9'2" x 8'2" (max measurements).

PVC window to the front, carpet flooring, light fitting, radiator and a built in storage cupboard.

#### Outside

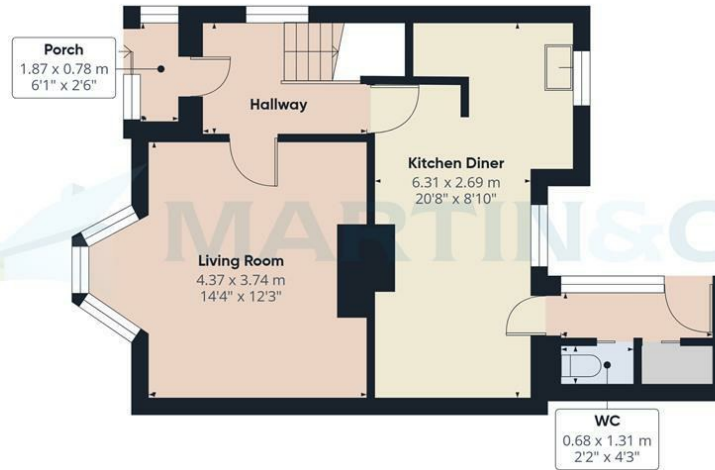
The front offers a small landscaped garden with mature bushes and access to the rear for off road parking via a shared gated driveway.

To the rear is a generous garden with an extended patio area, laid lawn and mature planted trees and borders. The greenhouse is included within the sale and the rear also benefits from security lighting and a water supply.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

82.4 m<sup>2</sup>  
887 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

