





- Extended Detached Family Home
- Large Private Rear Garden
- Versatile Attic Room
- Converted Garage & Storage Area
- Immaculately Presented Throughout
- Living Room With Log Burner
- Two Modern Bathroom Suites
- Popular Residential Area

Woodfield Avenue, Lincoln, LN6 0LH
£300,000

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Starkey&Brown are delighted to offer for sale this extended three-bedroom home with an additional attic room, situated on Woodfield Avenue in Lincoln. Having been fully modernised and maintained to a lovely standard by the current owners, the property offers versatile living space, contemporary finishes and a range of useful additional features, making it an excellent choice for families or those requiring extra space for home working and hobbies. The property is entered via an extended porch leading into the entrance hall, which provides access to the main living area. The living room is positioned to the front aspect and features an attractive log burner, creating a cosy focal point. There is access through to the kitchen diner, which offers a range of base units and storage, together with a contemporary dining area providing an ideal setting for everyday family life and entertaining. The ground floor also benefits from a shower room fitted with a three-piece suite. A particularly useful feature is the converted garage, which currently provides a versatile additional space utilised as a gym, alongside a separate storage area. This offers excellent flexibility for buyers looking for somewhere to exercise, work from home or pursue hobbies. To the first floor are three bedrooms, comprising two doubles and a large single bedroom. The third bedroom also provides access to the attic room, which is currently being used as an additional bedroom, offering further flexibility depending on a buyer's needs. Please note that the attic room's suitability for use as a bedroom would need to be confirmed, including any relevant building regulations and fire safety requirements. Externally, the property benefits from a generous rear garden, providing plenty of outdoor space for relaxing, entertaining and family activities. Further benefits include gas central heating and double glazing throughout, alongside the modernised interior and versatile additional spaces. Woodfield Avenue is conveniently positioned for access to local shops, schools and everyday amenities, with Lincoln city centre offering a wider choice of shopping, cafés, restaurants, leisure facilities and employment opportunities. The area also provides access to public transport and road links for travelling around Lincoln and the surrounding areas. Council tax band: C. Freehold.





Extended Porch
Having a vertical radiator, a Velux window, and an internal door to:

Entrance Hall
Having a staircase to the first floor, a storage cupboard, an understairs cupboard, and laminate flooring. Open access to:

Living Room
13' 11" x 12' 10" (4.24m x 3.91m)
Having a uPVC double-glazed window with fitted blinds to the front aspect, laminate flooring, a vertical radiator, and a log burner. Double doors leading to:

Kitchen Diner
19' 7" x 10' 4" (5.96m x 3.15m)

Kitchen Area
Having a range of matching wall and base units with countertops, an electric oven with a four-ring gas hob and an overhead extractor fan, an integrated dishwasher, space for an Amercian/standard fridge freezer, ceramic sink with mixer tap, uPVC double-glazed window with fitted blinds to the rear, tiled flooring, LED lighting, understairs pantry and two-seater breakfast seating area. Access to:

Shower Room
8' 4" x 8' 0" (2.54m x 2.44m)
Three-piece suite comprising a walk-in shower cubicle, low-level WC, vanity unit with sink and under storage, airing cupboard housing the boiler, a uPVC door leading to the rear, tiled flooring, a vertical radiator and a Velux window. Access to:

Converted Garage
Currently used as a home gym. Having power and electrics. Access to:

Store Room
Double doors leading to rear aspect, power and electrics.

First Floor Landing
Access to bedrooms.

Bedroom 1
14' 7" x 9' 6" (4.44m x 2.89m)
Having a uPVC double-glazed window with fitted blinds to the front aspect, laminate flooring, and a radiator.

Bedroom 2
11' 2" x 10' 0" (3.40m x 3.05m)
Having a uPVC double-glazed window with fitted blinds to the rear aspect, laminate flooring, built-in four-door wardrobe and a radiator.

Bedroom 3
9' 8" x 7' 9" (2.94m x 2.36m)
Having a uPVC double-glazed window with fitted blinds to the front aspect, laminate flooring, and a radiator. Ladder access to:

Attic Room
9' 6" x 6' 6" (2.89m x 1.98m)
Having a Velux window, carpeted power, and electric.

Bathroom
8' 4" x 8' 0" (2.54m x 2.44m)
Three-piece suite comprising a vanity sink unit with storage, a low-level WC, panelled bath with a handheld shower unit, tiled flooring, partially tiled walls, a frosted double-glazed window with fitted blinds to the rear aspect, and a radiator.

Outside Front
Fully fenced surround with a security gate, block-paved frontage, gravelled area, and access to the rear.

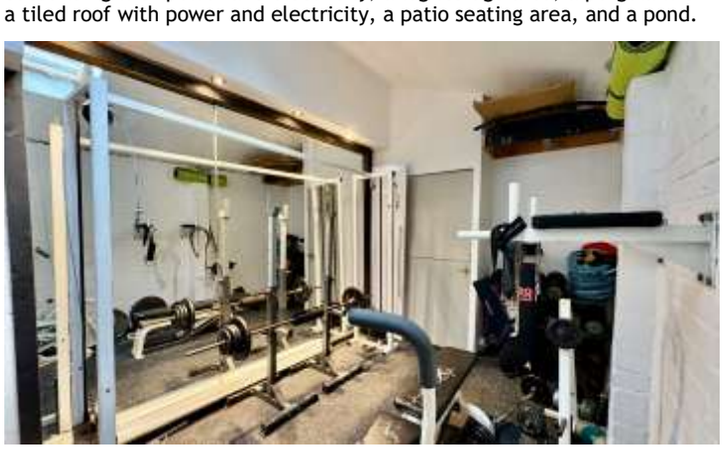
Outside Rear
Mostly laid to lawn with a variety of mature shrubs and hedges. Storage outbuilding with power and electricity, a log storage area, a pergola with a tiled roof with power and electricity, a patio seating area, and a pond.

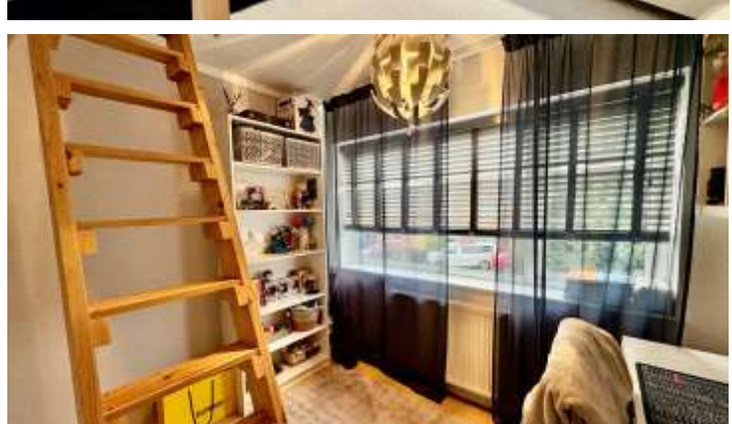








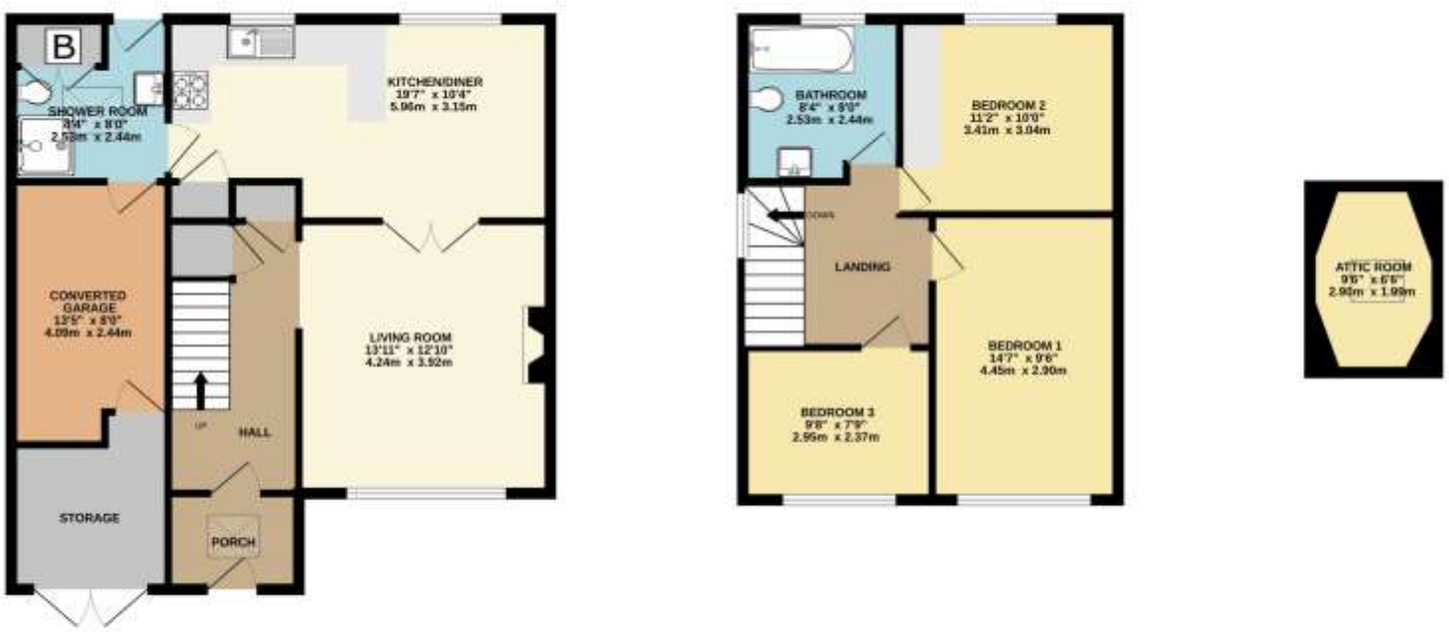










TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) approx.

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