



68, Abingdon Avenue

| Lincoln | LN6 3LE

£275,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

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Stylish and Immaculately Presented Detached Home in this Sought After and Highly Favoured Location on the edge of Lincoln. Situated off the Doddington Road on the South Western side of Lincoln City within easy reach of the A46 which provides links to further road networks. There is the beautiful Hartsolme Lake just a 'Stone's Throw' for stunning walks, a children's play area or just to while away some 'downtime' whilst enjoying a coffee at the Cafe or you can nip in the car for a catch up with friends at Doddington Hall Farm Shop and Cafe or go for Woodland Dog Walks. Alternatively, you can take a walk to the Tritton Road and enjoy the bustle of Lincoln's premier out of town shopping outlet with a fantastic M&S Food Hall, Aldi and Sainsbury's Supermarkets as well as many other well known high street brands. The Birchwood Centre is also easily accessible with Gym, additional Co-Op Store and Medical Centre plus other Independent shopping. Primary School and Secondary Schooling also both within easy reach.

This Pristine Home has been Refurbished to a Very High Standard with an Eye for Sleek Lines and Of the Moment Finishing Touches. There is uPVC double glazing and Replacement Front and Back doors with guarantees still so run. The Cloakroom and Bathroom with Shower Cubicle have both been replaced in white with Grey, High-Gloss Finish Vanity Units. The Garden is Beautifully Maintained and has the Fell of a Woodland Glade where Sunlight Openings reach the lawns and seating areas.

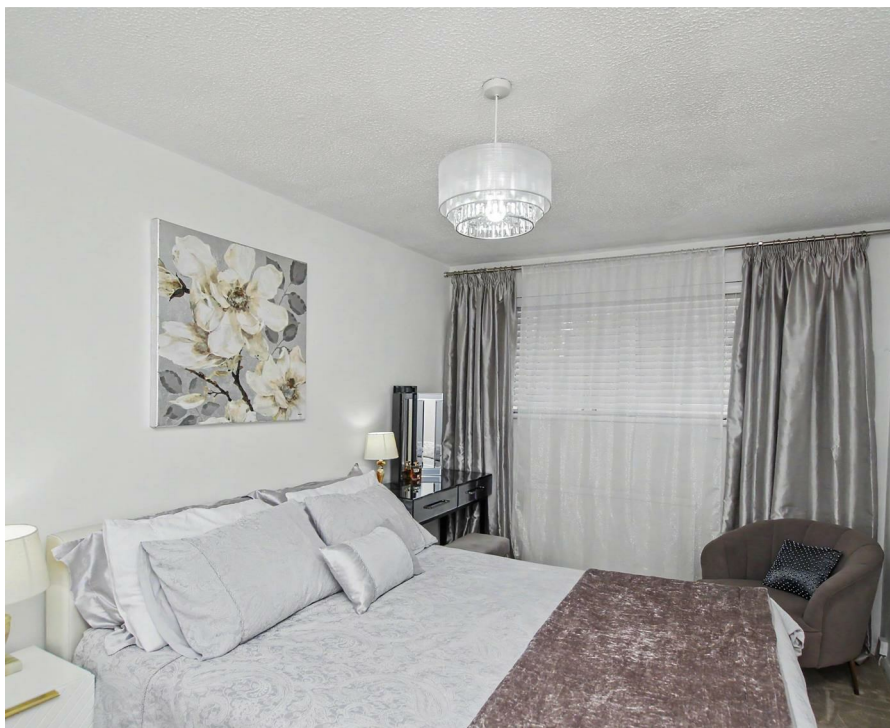
In brief this Stunning Home comprises; Reception Hall, Re-Fitted Cloakroom, Living Area opening to Dining Area, Fitted Kitchen, Four Bedrooms and Re-Fitted Bathroom. Outside there is a Front Garden and Wrap Around Rear Garden with various Relaxation Areas. Parking to the front for one car plus a Single Garage. Offered For Sale with No Onward Chain.

- Pristine & Stylish Detached Home
- Lovingly Refurbished
- Fitted Kitchen & Re-Fitted Cloakroom
- Re-Fitted Bathroom with Shower
- Parking & Single Garage
- Sleek Lines and Modern Decor
- Living Area open Plan to Dining Area
- Four Good Bedrooms
- Woodland Glade Wrap Around Garden
- Offered with No Onward Chain

### Reception Hall

Approached through replacement composite front door. Radiator in decorative cover. White panel doors to Living Area and Cloakroom, Doorway to Kitchen. Stairs to first floor.





### Re-Fitted Cloakroom

White suite of Low level W.C. Trough style sink in grey colour, high-gloss vanity unit with storage. Tiled floor. Window to side.

### Living Area

15'11 x 11'8 (4.85m x 3.56m)

Window to front. Coving. Double radiator. Slatted wood feature wall. Grey colour 'herringbone' wood style flooring. Squared archway to:-

### Dining Area

12'10 x 9'4 (3.91m x 2.84m)

Grey 'herringbone' wood style flooring. Window to rear. Double radiator. Coving. Doorway to:-

### Kitchen Area

15'0 maximum into recess x 8'2 (4.57m maximum into recess x 2.49m)

Fitted wall and base units with brushed steel handles. Black roll top work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Built-in dishwasher, electric oven, induction hob and extractor. Glow Worm Boiler. Pale grey tiled floor. Replacement door to garden. Window to rear.

### First Floor Landing

White panel doors off. Access to loft. Window to side.

### Bedroom One

15'10 into wardrobes x 8'9 (4.83m into wardrobes x 2.67m)

Triple floor to ceiling fitted wardrobes. Radiator. Box window to front.

### Bedroom Two

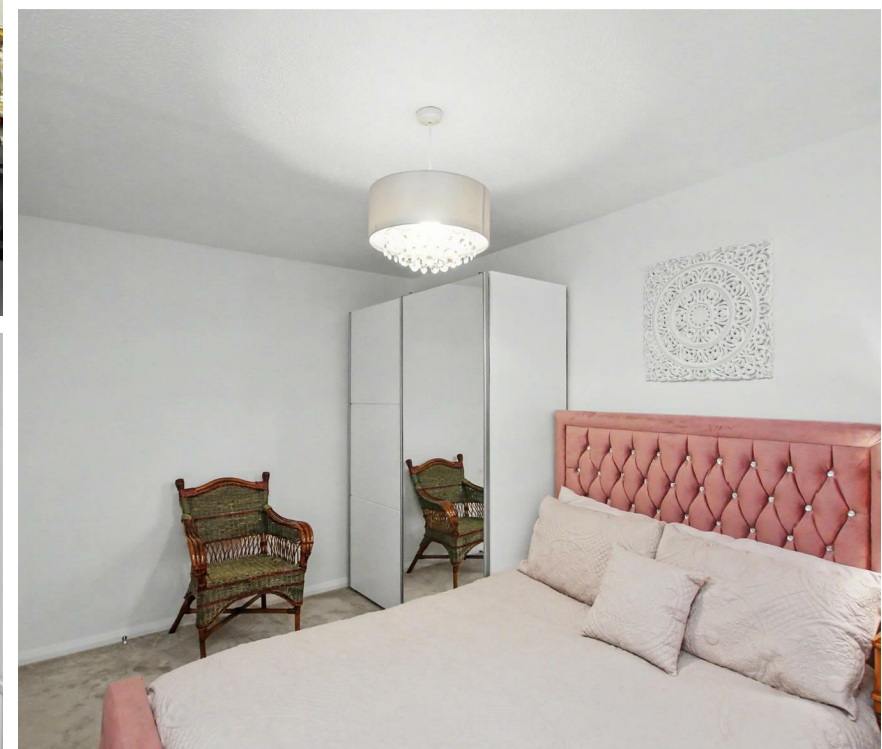
13'1 x 8'8 (3.99m x 2.64m)

Window to rear. Radiator.

### Bedroom Three

9'2 x 7'6 (2.79m x 2.29m)

Window to rear. Radiator.



### Bedroom Four

10'4 x 6'1 plus recess (3.15m x 1.85m plus recess)

Box window to front. Radiator. Display/storage shelf on bulkhead over the stairs.

### Re-Fitted Bathroom with Shower

Re-Fitted with white suite having panelled bath. Corner shower. Low level W.C. Trough sink in grey colour, high-gloss finish vanity unit with two storage drawers. Chrome heated towel rail. Window to side.

### Front Garden

Lawn. Driveway with access to the garage and gated access to the rear garden.

### Single Garage

16'7 x 7'11 (5.05m x 2.41m)

Up and over door. Light and electric supply.

### Wrap Around Rear & Side Garden

Side seating area with sun canopy. Paved patio and seating areas. Lawn. Flower borders.

### Additional Information

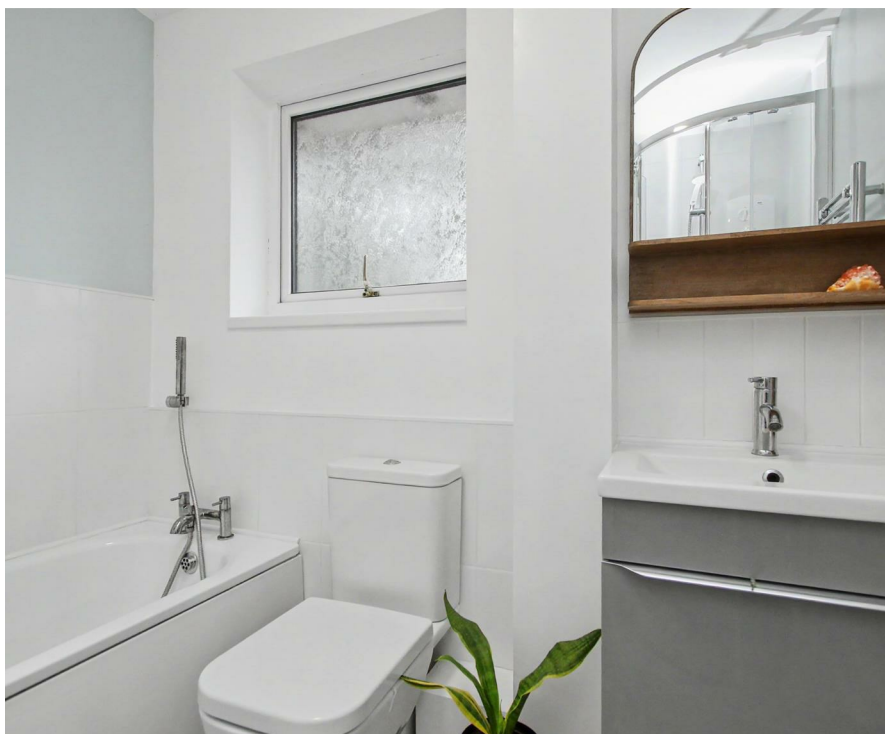
Tenure: Freehold

Services: All mains services are connected

EPC Rating: C

Council Tax Band: C - Lincoln City Council

Broadband: Currently through Sky



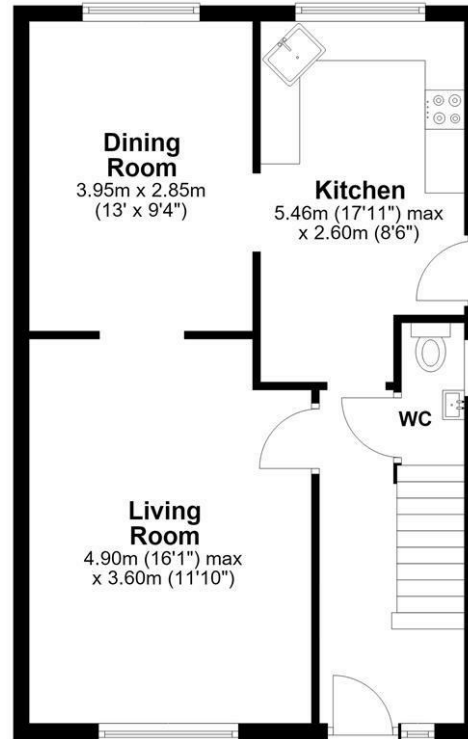


#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>86</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>73</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

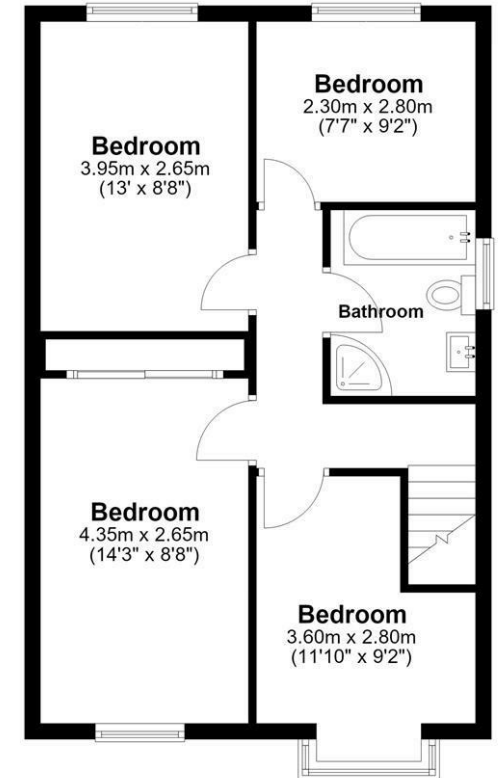
#### Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)  
(excluding Garage)



#### First Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 100.1 sq. metres (1077.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.