

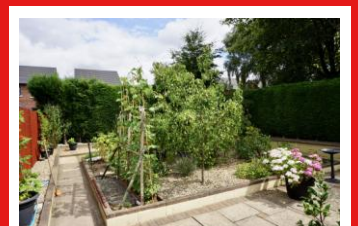


*18 Marjorie Avenue,
Lincoln, LN6 7SD
Asking Price Of £274,000*



- Spacious Semi-Detached House
- Well Presented Throughout
- 2 Reception Rooms, Conservatory
- 3 Bedrooms, Bathroom
- Garage & Range of Outbuildings
- Beautifully Established Gardens

Situated in a much sought after residential location, is this spacious semi-detached three bedroom family home, having beautifully presented and maintained accommodation which fully warrants an internal inspection. The property has gas fired central heating and uPVC units throughout. Set in well established and maintained, colourful gardens, also with garage and ample parking space and range of useful outbuildings.



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ENTRANCE PORCH With tiled floor and uPVC sealed double glazed sliding entrance doors.

RECEPTION HALL Having covered radiator, telephone point, door chimes and staircase to the first floor.

CLOAKROOM With low level WC, vanity hand basin with double cupboard under, radiator.

LOUNGE 14' 8" x 14' 7" (4.47m x 4.44m) Having feature fire surround and hearth with fitted coal effect electric fire, double radiator, feature bow window, TV aerial point and open access to:



DINING AREA 10' 0" x 9' 0" (3.05m x 2.74m) With radiator, under stairs storage cupboard, door to kitchen and uPVC sealed double glazed sliding patio doors to the conservatory.

KITCHEN 10' 4" x 8' 5" (3.15m x 2.57m) Having stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Neff built-in electric double oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for washing machine, radiator, in-set ceiling lights and side entrance door.

CONSERVATORY 14' 0" x 10' 9" (4.27m x 3.28m) Being part-brick with uPVC sealed double glazed windows and double doors to the rear garden, electric wall heater, tiled flooring and electric wall heater, TV point.

FIRST FLOOR LANDING With access to the roof void.

BEDROOM ONE 14' 8" x 10' 5" (4.47m x 3.18m) Having radiator and range of bedroom furniture including wardrobes, two bedside three drawer units and dressing table with drawers under, mirror and wall cupboards over.

BEDROOM TWO 10' 6" x 10' 3" (3.2m x 3.12m) With radiator and fitted double wardrobe with sliding mirror doors.

BEDROOM THREE 8' 6" x 7' 0" (2.59m x 2.13m) With radiator and two fitted single wardrobes with double wall cupboards.

SHOWER ROOM 7' 1" x 7' 1" (2.16m x 2.16m) Having large walk-in shower cubicle, vanity hand basin with cupboards under and low level WC. Heated towel rail, shaver point and built-in airing cupboard housing the pre-lagged hot water tank, wall shelving and also housing the gas fired wall mounted boiler.

OUTSIDE - GARAGE 17' 4" x 11' 6" (5.28m x 3.51m) Having up-and-over door, cold water tap and power and light connected. Internal door to: **STORE ROOM** 11' 4" x 6' 2" (3.45m x 1.88m) With power and light connected. Door leading to: **WORKSHOP** 20' 8" x 9' 8" (6.3m x 2.95m) Having work bench, power and light, up-and-over door to the side garden. Behind the workshop is a **COVERED STORAGE AREA** and further attached timber and felt garden store shed.

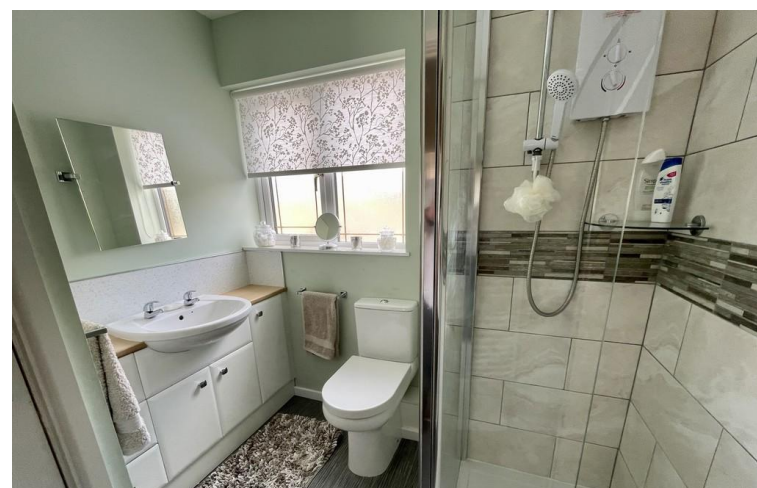
THE GARDENS The property is approached over a tarmac driveway leading to the garage which is set in the rear gardens and providing ample parking space. Gravelled front garden and to the rear are private and enclosed gardens with slabbed foot paths, patio area, beyond are lawns and well stocked and colourful flower and shrub beds to borders, pergola and further beyond slabbed area with central raised flower and shrub beds including fruit trees.

OUTGOINGS - The property is situated within the Lincoln City Council and we advised is in Property Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters





Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

