



33 Shaftesbury Avenue, Lincoln

Lincoln City Centre - 4 miles

Newark - 15 miles (London Kings Cross 80 mins)

Situated on this sought after street within the popular Forest Park area of Lincoln, 33 Shaftesbury Avenue is well-presented four bedroom detached family home which has been designed with accessibility in mind providing light and versatile living accommodation on the southwest fringes of the City. Arranged over three split floors, the property sits on a large and private plot and offers the potential for a self-contained ground floor annexe which can be accessed separately and is positioned within easy access to an array of local amenities.

The accommodation is laid out over three levels and comprises entrance hall, reception room, kitchen/breakfast room, dining room and WC to the first floor with four bedrooms, one with en-suite and family bathroom leading off. The ground floor provides a snug/play area with utility room and conservatory which is currently being used as a home office.

Outside, the property sits on a large and private mature plot with good sized landscaped gardens to the front and rear elevations with a private paved terrace area to the back which is ideal for summer entertaining. There is also tree lined driveway to the front which leads to a parking area with attached double garage leading off.



ACCOMMODATION

Entrance Porch

Sliding doors leading to porch area.

Entrance Hall

Solid wood glazed door to front elevation with glazed windows. Comprising boot cupboard with luxury vinyl flooring and stairs with wheelchair stairlift leading down to ground floor and also rising to the split level first floor landing.

WC

Obscure double glazed window to rear elevation. Part tiled, comprising low level WC, wash hand basin, tiled flooring and radiator.

Reception Room

Double glazed windows to front and side elevations. Two Radiators.

Dining Room

Sliding double glazed doors to rear elevation. Radiator.

Kitchen/Breakfast Room

Double glazed window to rear elevation, double glazed single door leading to rear gardens. Comprising a range of wall and base units with worktops, stainless steel sink and drainer with mixer tap, two integrated NEFF ovens with grills, four ring NEFF gas burner with extractor over, space and plumbing for fridge and dishwasher, tiled floor and radiator.

Ground Floor (Accessed from Entrance Hall)

Snug/Play Area

Double glazed window with fitted blind and double glazed door to side elevation. With luxury vinyl flooring, radiator and large storage cupboard with the potential to be converted into a shower room. Access through to garage and:

Conservatory (Currently used as a home office)

Triple aspect windows with fitted blinds and French glazed doors leading to rear gardens. With exposed brick work, wood effect flooring and radiator with cover.

Utility Room

With space and plumbing for washing machine and tumble dryer, radiator.

Split level First Floor Landing

With large storage cupboard and access to loft space.

Bedroom One

Double glazed window to front elevation. Radiator.

Bedroom Two

Double glazed window to front elevation. With mobile lifting hoist and Radiator.

En-Suite Shower Room

Obscure double glazed window to side elevation with fitted blind. Fully tiled, comprising walk-in shower, low level WC, wash hand basin and heated towel rail.

Bedroom Three

Double glazed window to rear elevation. Radiator.

Bedroom Four

Double glazed window to rear elevation. Radiator.

Family Bathroom

Obscure double glazed window to side elevation with fitted blind. Fully tiled, comprising bath with mobile hoist and mixer tap with separate shower attachment, walk-in shower, low



level WC, wash hand basin with mixer tap and heated towel rail.

OUTSIDE

The property is approached from the road via a tree lined tarmacadam driveway which leads to a parking area providing ample parking and in turn to an attached double garage and steps leading up to the main door. To the front, there is a good sized garden which is principally laid to lawn with an array specimen and mature trees, with planted beds and borders and a pedestrianised access to the side with ramp leading to a side door to the main house and then onto the rear gardens.

To the rear of the property, there is a large and private landscaped garden which is principally laid to lawn with an array of mature trees and part fenced and hedged boundaries with terrace area, ideal for summer entertaining. There is also a rockery with steps leading up to the main house and a useful shed to the side.

The garage provides power and lighting with large up and over door, a useful storage cupboard and also houses a Viessmann boiler unit and space for a large freezer unit.

SITUATION

33 Shaftesbury Avenue occupies a large and mature plot within this sought after and quiet street to the Southeast of The City of Lincoln with excellent access to the A46 and Newark. The property is situated within close proximity to a wealth of local amenities, including shops, public houses and schooling for all ages, and is situated just four miles from the city centre. Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools, shops, restaurants, public houses and leisure activities, and also provides several direct trains a day to London Kings Cross, with further regular connections to Newark-on-Trent which has connections to London by train of approximately 80 minutes with very good roads links via the A46, A1 and A17.

POSSESSION

Vacant possession upon completion.

LOCAL AUTHORITY

Lincoln City Council - 01522 881188.

COUNCIL TAX

The property is in Council Tax Band E.

FIXTURES & FITTINGS

All fitted carpets are included in the sale. Certain additional items may be available for purchase by separate negotiation.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

If you would like to view the property, please contact a member of the agency team.

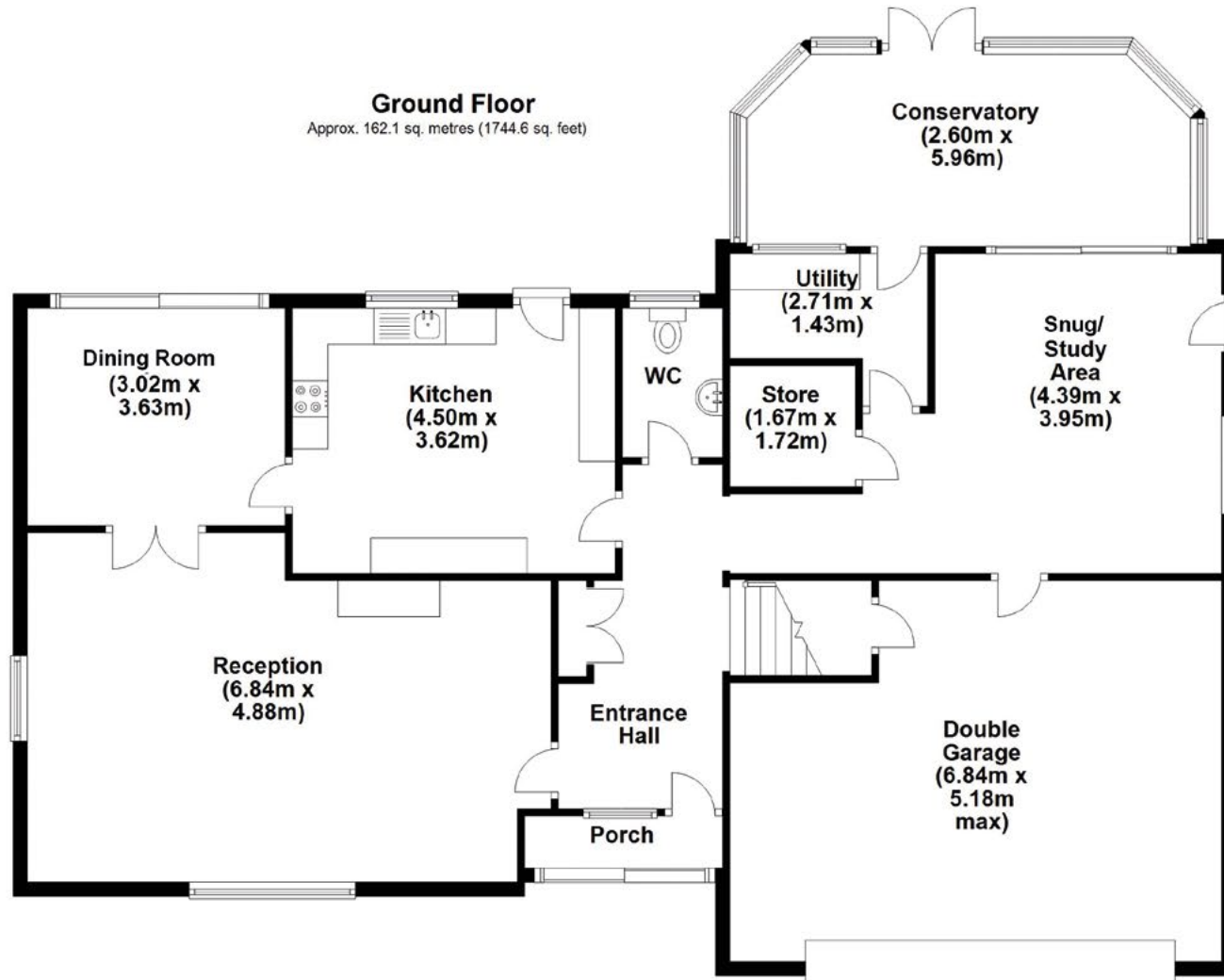
AGENTS NOTE

All disabled equipment, hoists and lifts can be fully removed if not required.



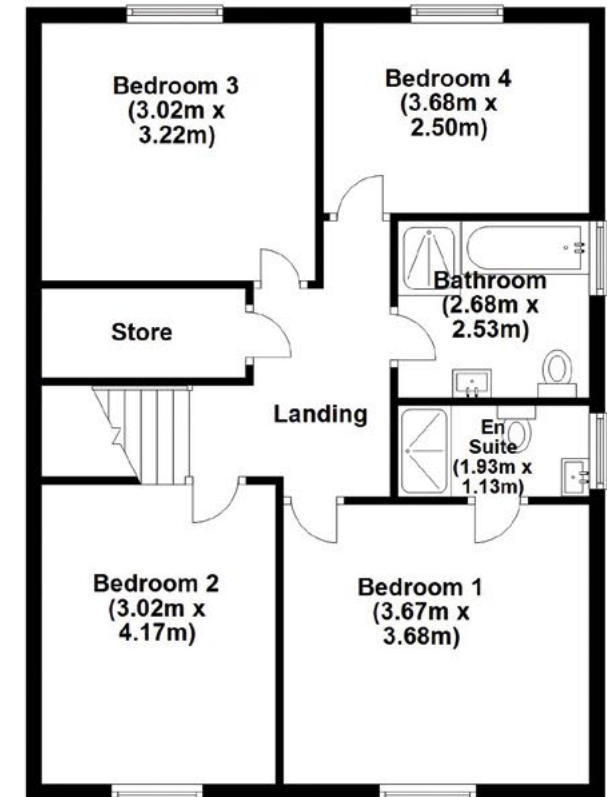
Ground Floor

Approx. 162.1 sq. metres (1744.6 sq. feet)

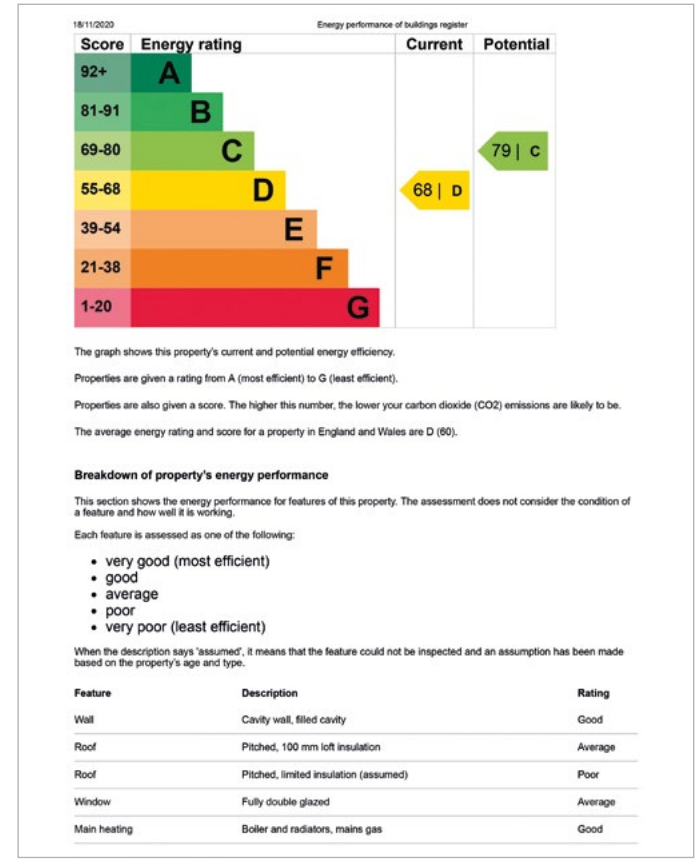
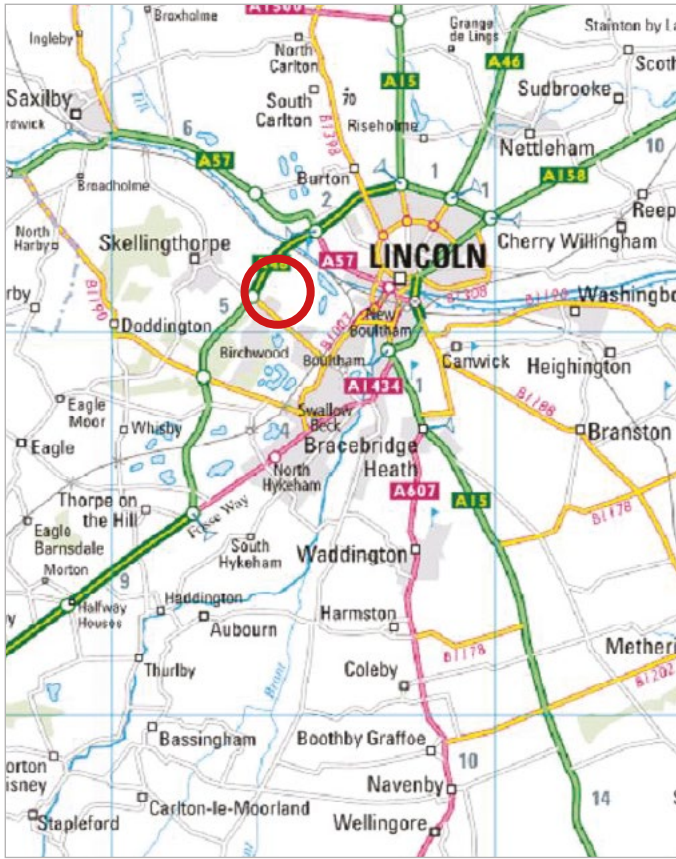


First Floor

Approx. 72.2 sq. metres (777.2 sq. feet)







POSTCODE: LN6 0QN

AGENT
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IMPORTANT NOTICE

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