

## Swallowbeck Avenue, Lincoln, LN6

**£250,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

Fantastic modernised substantial semi detached house with 4 BEDROOMS - en suite and family bathrooms - 2 reception rooms - garage converted into studio - well appointed throughout - generous driveway with off street parking for several cars - good size enclosed rear gardens - NO CHAIN HouseSimple i

### Key features:

- En suite
- Private Garden
- No Chain
- new kitchen
- turn key condition

## Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band C (£110.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



**Fantastic modernised substantial semi detached house with 4 BEDROOMS - en suite and family bathrooms - 2 reception rooms - garage converted into studio - well appointed throughout - generous driveway with off street parking for several cars - good size enclosed rear gardens - NO CHAIN**

HouseSimple is pleased to present this property in this sought after location close to excellent schools and amenities. Ground floor refurbishment completed in March 2019. All integrated appliances come with 2 year John Lewis Guarantee. Combination Worcester boiler installed 2 years ago.

Good size secure Garden to the rear and ample parking to the front of the property for 5 cars. Garage conversion ideal for teenage den/ craft room/play room or home office.

Entrance hall with stairs to 1st floor

Front facing lounge

Very well presented modern kitchen having been refitted and refurbished with quality fitted appliances

Dining/Family room overlooking the rear gardens

On the 1st floor there are 3 bedroom served by the well appointed modern family bathroom, spiral staircase rises to the 2nd floor

On the 2nd floor there is a good sized double bedroom with full height window to rear and Velux roof window to front, en suite shower room with modern suite


Externally there is a good sized gravelled drive to the front for off street parking, good size enclosed lawned gardens to the rear


**Floor plan:**



Total floor area 107.0 sq. m. (1,152 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

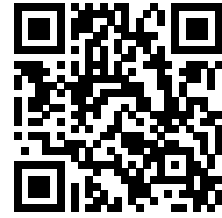
**Energy Performance Certificate:**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	74
(39 to 54) <b>E</b>	62
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC 	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	70
(39 to 54) <b>E</b>	58
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO2 emissions	
England & Wales EU Directive 2002/91/EC 	

## MISREPRESENTATION ACT, 1967.

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