



33 St. Helens Avenue

Lincoln, LN6 7RA



Book a Viewing!

£190,000

Extended Two Bedroom Semi-Detached Home, immaculately presented and ready to move straight into.

A fantastic first time buyer property offering two double bedrooms, an impressive family room extension, modern four piece bathroom and a generous rear garden.





LOCATION

St Helen's Avenue is situated just off Skellingthorpe Road, in a particularly convenient position for access to both everyday amenities and Lincoln city centre.

Boultham Park is just a stone's throw away, providing an excellent nearby green space for walking and recreation, while a Co-op and the wide range of shops and facilities around Tritton Road are also within easy reach. Lincoln city centre is approximately a five-minute drive away, offering a much broader selection of shops, restaurants, bars and leisure facilities, together with the city's historic Bailgate, Castle and Cathedral Quarter. The location also offers good access around the city and towards surrounding areas.

With green space, shops and Lincoln city centre all close at hand, the property is ideally positioned for first-time buyers looking for a well-connected home.

ACCOMMODATION

ENTRANCE HALL

With laminate flooring, radiator, stairs rising to the first floor landing and access into the lounge.



LOUNGE

12' 6" x 12' 2" (3.81m x 3.71m) With laminate flooring, bay-style window to the front aspect, fireplace with mantel surround providing an attractive focal point, built-in storage, connects through to the kitchen and extended family living space.

KITCHEN

15' 7" x 6' 9" (4.75m x 2.06m) Fitted with an excellent range of base and wall units with plenty of worktop space, stainless steel sink with hot and cold mixer tap, appliances include a range-style gas cooker with ovens and grills, spaces for an American-style fridge/freezer, washing machine, dishwasher and tumble dryer, tiled wall splashbacks, wood effect tiled flooring, a window overlooking the rear aspect and a wall mounted gas boiler. The kitchen is well positioned between the lounge and extended family room, creating a practical flow through the ground floor.

FAMILY ROOM

18' 4" x 8' 10" (5.59m x 2.69m) A fantastic addition to the property, this extended family room provides flexible extra living and dining space and is currently arranged as an additional lounge area with family dining table. The room features real oak flooring, radiator, UPVC side window to the rear aspect and useful built-in storage. Double French doors open directly onto the rear garden and decked seating area with pergola, creating a great connection between the house and garden during the warmer months.



FIRST FLOOR LANDING

With access to both double bedrooms and the family bathroom, and access to the loft. The loft is boarded and benefits from power and lighting, providing excellent additional storage.

BEDROOM 1

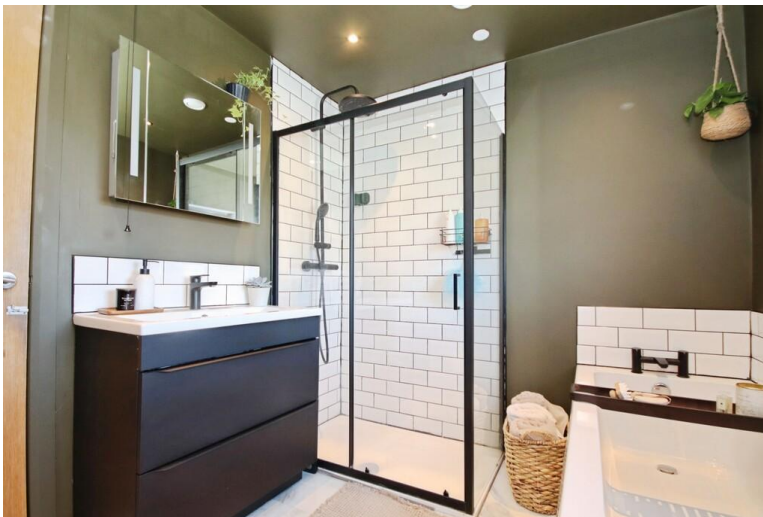
15' 7" x 9' 2 max" (4.75m x 2.79m) A generous front facing double bedroom benefiting from two UPVC windows, radiator and useful built-in wardrobe storage. Decorative wall panelling provides an attractive finishing touch.

BEDROOM 2

10' 1" x 7' 3" (3.07m x 2.21m) A further double bedroom positioned to the rear of the property, with UPVC window overlooking the garden and radiator.

BATHROOM

8' x 7' (2.44m x 2.13m) A modern and particularly well appointed four piece bathroom suite, comprising bath with hot and cold taps, separate shower, WC and wash hand basin with useful vanity storage, LVT flooring, tiled splashbacks, LED illuminated mirror, spotlights, extractor, radiator and a frosted UPVC window to the rear aspect.





OUTSIDE

The property benefits from a generous rear garden offering plenty of space for relaxing, entertaining and everyday family use. Directly outside the family room is an attractive decked seating area with pergola, creating a natural extension of the indoor living space and an ideal setting for outdoor dining. The garden also benefits from a shed with power and lighting, together with a summer house providing further useful storage, an outside tap and additional garden space. To the front, there is driveway parking for two vehicles along with an external power socket.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

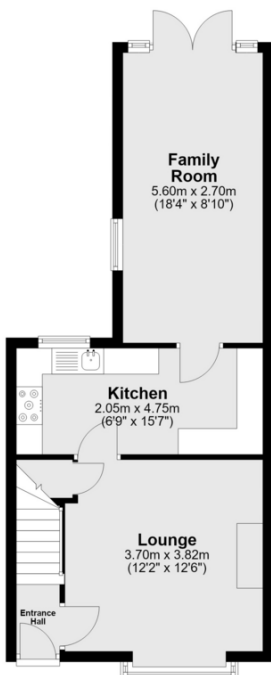
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

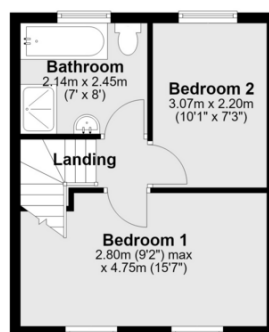
Ground Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.



www.mundys.net