



26 St. Helens Avenue
Lincoln, Lincolnshire, LN6 7RA

£190,000

3 Bedroom Semi-Detached House

- Freehold
- Bay Fronted Semi Detached
- 3 Bedrooms
- Lounge, Kitchen Dining Room
- Driveway Parking
- No Onward Chain
- Highly Sought After Location
- Good Sized Garden with Brick Storage Facility
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 26 St. Helens Avenue, Lincoln, Lincolnshire, LN6 7RA](#)



Overview

Pygott and Crone are delighted to present this three bedroom semi detached house located a short walk from amenities, schools and bus routes within the popular residential area of Boultham.

The accommodation comprises of Entrance Hallway, good sized Lounge with bay window to the front aspect and a newly fitted carpet, Kitchen Dining Room with access to a Utility Room with space for washing machine, dishwasher and fridge freezer, downstairs modern Bathroom and Conservatory. Upstairs the property has Three Bedrooms with the main bedroom having a WC and second bedroom with fitted wardrobe.

Outside, the property has a two car driveway and access to the rear garden via a side gate which has laid lawn, patio and AstroTurf with a brick outbuilding ideal for storage.

The property is brilliantly located within in a popular family area and provides fantastic access to the A46, Newark & Hykeham railway stations and a large range of amenities including shops, schooling, leisure facilities and takeaways.

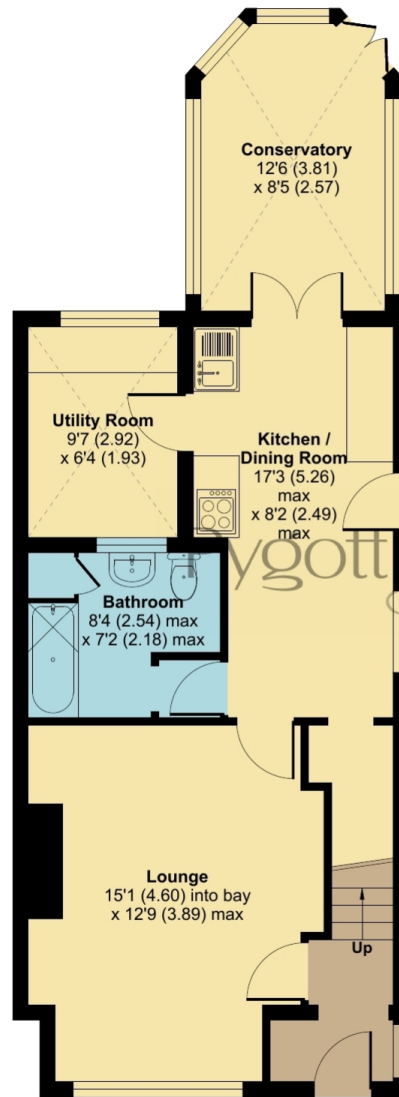




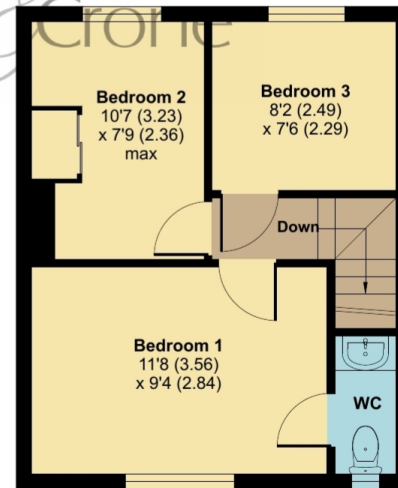
St. Helens Avenue, Lincoln, LN6

Approximate Area = 927 sq ft / 86.1 sq m


For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Pygott & Crone. REF: 1217949



Location



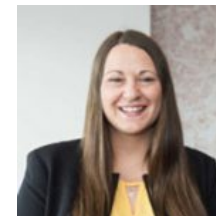
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is on the market with our Lincoln branch

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