



107 Western Avenue  
Lincoln, Lincolnshire, LN6 7SZ

£375,000

## 4 Bedroom Detached House

- Freehold
- 4 Bedrooms
- Detached house
- Downstairs WC
- Lounge and separate dining room
- Family bathroom and ensuite
- Driveway and integral garage
- Highly sought after location
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 107 Western Avenue, Lincoln, Lincolnshire, LN6 7SZ](#)



## Overview

Located in a sought-after residential area of Lincoln, this property offers excellent opportunity to acquire a spacious four-bedroom detached family home with great potential.

The property features a welcoming entrance hall leading to a spacious lounge, a separate dining room with access to the rear garden, and a well-proportioned kitchen offering plenty of scope for modernisation to suit individual taste.

Upstairs, there are four well proportioned bedrooms, with an ensuite shower room to the main room and a family bathroom accompanying the remaining bedrooms.



Outside, the enclosed rear garden offers a private space ideal for relaxation or entertaining. The home further benefits from an integral single garage and driveway parking, providing ample space for vehicles.

Western Avenue is a well-regarded residential location in Lincoln, popular with families and professionals alike. The area offers a quiet setting while remaining conveniently close to the city centre, with a good range of local amenities including shops, cafes, and reputable schools. Excellent transport links and nearby green spaces make it an ideal spot for those seeking a balance of convenience and community.

The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted yet.





# Western Avenue, Lincoln, LN6

Approximate Area = 1511 sq ft / 140.3 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1664 sq ft / 154.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1374008



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Bianca van Tonder**  
Mortgage & Protection Adviser

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