



11 Birchwood Avenue  
Lincoln, Lincolnshire, LN6 0HX

£290,000

## 4 Bedroom Detached House

- Freehold
- Extended Detached Family Home
- Three/Four Bedrooms
- Open Plan Kitchen Diner
- Four Piece Family Bathroom
- Block Paved Driveway & Garage
- Private & Enclosed Rear Garden
- Highly Sought After Location
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 11 Birchwood Avenue, Lincoln, Lincolnshire, LN6 0HX](#)



## Overview

Pygott and Crone are delighted to present this extended three/four bedroom family home, perfectly positioned in a highly sought-after area within the vibrant Cathedral City of Lincoln.

Beautifully presented throughout, this spacious home provides a highly flexible layout. The ground floor features an open-plan kitchen and dining area with air conditioning, a utility room, a generous lounge, a study/snug, and an additional reception room with its own cloakroom, which could comfortably serve as a fourth bedroom or versatile living space. Upstairs, there is a contemporary four-piece family bathroom along with three well-proportioned bedrooms.

Outside, the property boasts a low-maintenance, enclosed rear garden, a block-paved driveway providing ample off-street parking, and an integral garage. Further benefits include solar panels and an EV charging point.

Ideally located on Birchwood Avenue, this superb home is close to excellent schools, local amenities, and convenient transport links into Lincoln city centre, as well as easy access to the A46 bypass.





# Birchwood Avenue, Lincoln, LN6

Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 99 sq ft / 9.1 sq m

Total = 1579 sq ft / 146.5 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). © ncthem 2025. Produced for Pygott & Crone. REF: 1381281



## Location



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



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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Bianca van Tonder**  
Mortgage & Protection Adviser

0330 912 0007

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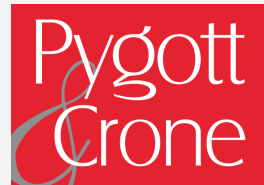
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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