



15 Woodfield Avenue  
Lincoln, Lincolnshire, LN6 0LJ

£325,000



## 4 Bedroom Semi-Detached House

- Freehold
- Substantially Extended Family Home
- 4 Spacious Bedrooms
- Block Paved Driveway & Integral Garage
- Outbuilding Ideal for a range of uses
- Family Bathroom, Dressing Room & En-Suite
- Flexible Living Accommodation Throughout
- Accessible Adaptions In Place
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 15 Woodfield Avenue, Lincoln, Lincolnshire, LN6 0LJ](#)



## Overview

Pygott and Crone are delighted to present this substantially extended 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 offers an exceptionally flexible layout, enhanced by thoughtful adaptations including a lift. The ground floor includes a modern kitchen, dining room, utility room with cloakroom, a generous lounge, conservatory and two separate study's. Upstairs, there is an accessible family bathroom and four well-proportioned bedrooms. The primary bedroom features a recently fitted en-suite shower room and a dressing room with built-in wardrobes, which was previously the fifth bedroom.

Outside, the property boasts a low-maintenance, enclosed rear garden with a spacious outbuilding suitable for conversion if desired (STPP), a block-paved driveway providing ample off-street parking, and an integral garage.

Ideally located on Woodfield 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.









## Woodfield Avenue, Lincoln, LN6

Approximate Area = 1895 sq ft / 176 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 230 sq ft / 21.3 sq m

Total = 2283 sq ft / 211.9 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: 1387711







## Location



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



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