



31 Waverley Avenue
Lincoln, Lincolnshire, LN6 8TJ

Offers Over
£280,000

3 Bedroom Detached Bungalow

- Freehold
- Extended Detached Bungalow
- No Onward Chain
- Extensive Plot
- Three Bedrooms
- Highly Sought After Location
- Further Development Potential (STPP)
- Modern Kitchen
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 31 Waverley Avenue, Lincoln, Lincolnshire, LN6 8TJ](#)



Overview

Pygott & Crone are delighted to bring to the market this spacious detached bungalow, offered for sale with No Onward Chain. Occupying a generous plot in a highly sought-after location, the property presents an excellent opportunity for buyers looking to create their ideal home and will appeal to families, downsizers and investors alike.

The well-proportioned accommodation has been thoughtfully extended to provide versatile living space, featuring two generous reception rooms. The principal lounge is flooded with natural light through large windows, creating a bright and welcoming atmosphere, while the second reception room enjoys direct access to the rear garden, making it an ideal space for entertaining or relaxing.



The property boasts three well-sized double bedrooms, all offering comfortable accommodation, alongside a modern kitchen diner, providing a practical and sociable space for everyday family life.

Externally, the property sits within an impressive plot, with a substantial rear garden offering excellent space for families, gardening enthusiasts or those who simply enjoy outdoor living. The size of the plot may also present future development potential, subject to the necessary planning permissions.

Further benefits include generous off-road parking, providing ample space for several vehicles, as well as a caravan, motorhome or trailer, in addition to a single garage.

Ideally situated close to well-regarded schools, a range of local amenities and excellent transport links, this is a rare opportunity to acquire a spacious home in a desirable location with outstanding scope to modernise, extend or personalise to individual requirements.





Waverley Avenue, Lincoln, LN6

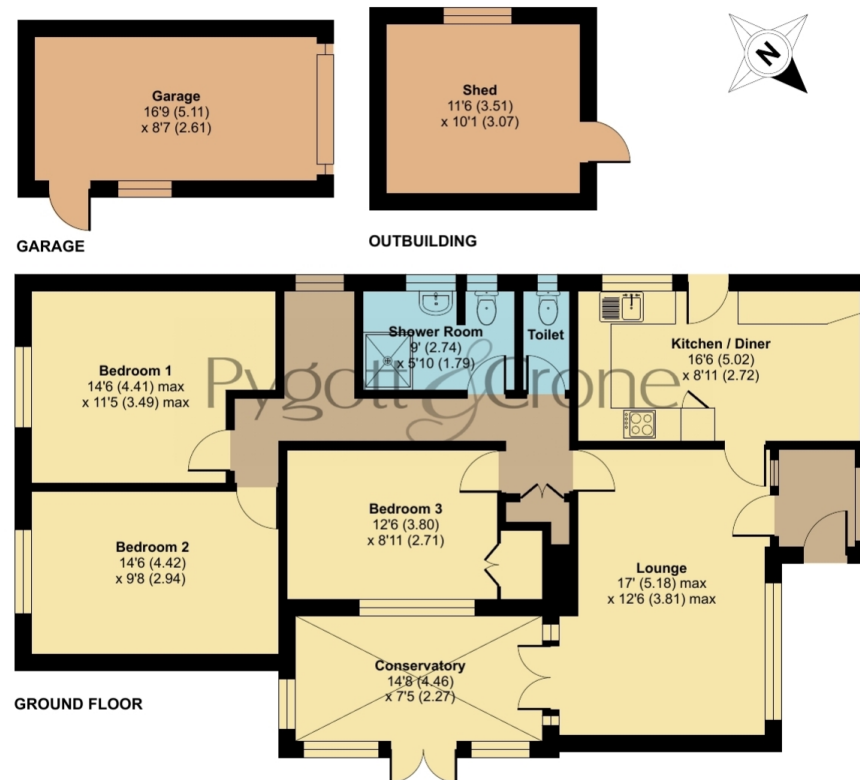
Approximate Area = 1163 sq ft / 108 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 1423 sq ft / 132 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 2026. Produced for Pygott & Crone. REF: 1483137



Location



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is on the market with our Lincoln branch

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