



44 Marjorie Avenue
Lincoln, Lincolnshire, LN6 7SD

£270,000

3 Bedroom Semi-Detached House

- Freehold
- Semi Detached Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Conservatory
- Generous Rear Garden
- Block Paved Driveway
- Detached Garage
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 44 Marjorie Avenue, Lincoln, Lincolnshire, LN6 7SD](#)



Overview

Pygott & Crone are pleased to present this well-proportioned three-bedroom semi-detached family home, ideally located in a popular residential area just off Boultham Park Road.

The property enjoys a convenient position close to a wide range of amenities, including well-regarded schools, shops, and popular cafés, making it a great option for families or anyone seeking easy access to local services.



This beautifully maintained home offers spacious and flexible accommodation, briefly comprising: an inviting entrance porch & hallway, a convenient cloakroom, bay-fronted lounge, open plan kitchen diner, and a generous conservatory, ideal for family use or entertaining. Upstairs, there are three well-proportioned bedrooms with the main bedroom benefitting from fitted wardrobes and a modern 4-piece family bathroom.

Externally, the front of the property features a substantial block-paved driveway providing ample off-road parking for multiple vehicles leading to spacious detached garage. The long rear garden is perfect for relaxation and entertaining.

The home is conveniently located within walking distance of a variety of local amenities and benefits from excellent transport links. It is also just a short distance from the popular Boultham Park, known for its scenic lake, woodland walks, and diverse wildlife — a wonderful green space to enjoy nearby.

Viewings are highly recommended to appreciate the size and setting of the home. Please contact Pygott & Crone today to arrange your viewing.





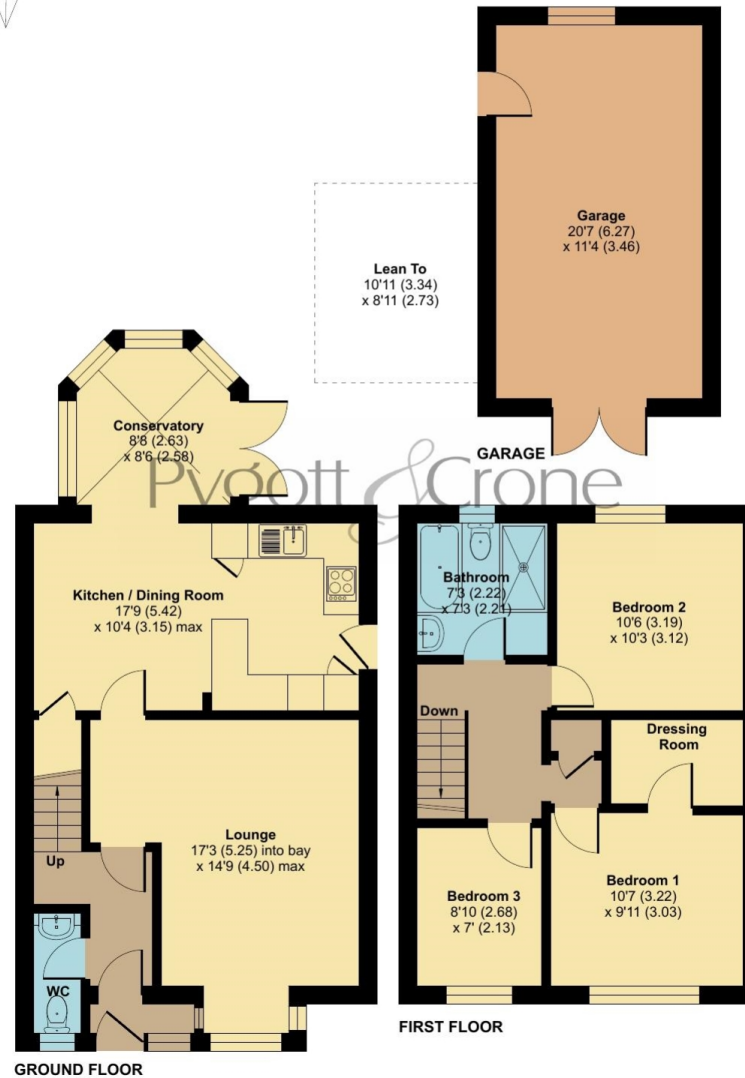
Marjorie Avenue, Lincoln, LN6

Approximate Area = 1022 sq ft / 94.9 sq m (excludes lean to)

Garage = 234 sq ft / 21.7 sq m

Total = 1256 sq ft / 116.6 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). © nchcom 2026. Produced for Pygott & Crone. REF: 1509583



Location



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is on the market with our Lincoln branch

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