



**Willingham Avenue  
Lincoln  
LN2 2DL**

**Offers in Excess of £158,000**

**bettermove**



# Willingham Avenue Lincoln

Bettermove are proud to present this 3 bedroom semi-detached house in Lincoln available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

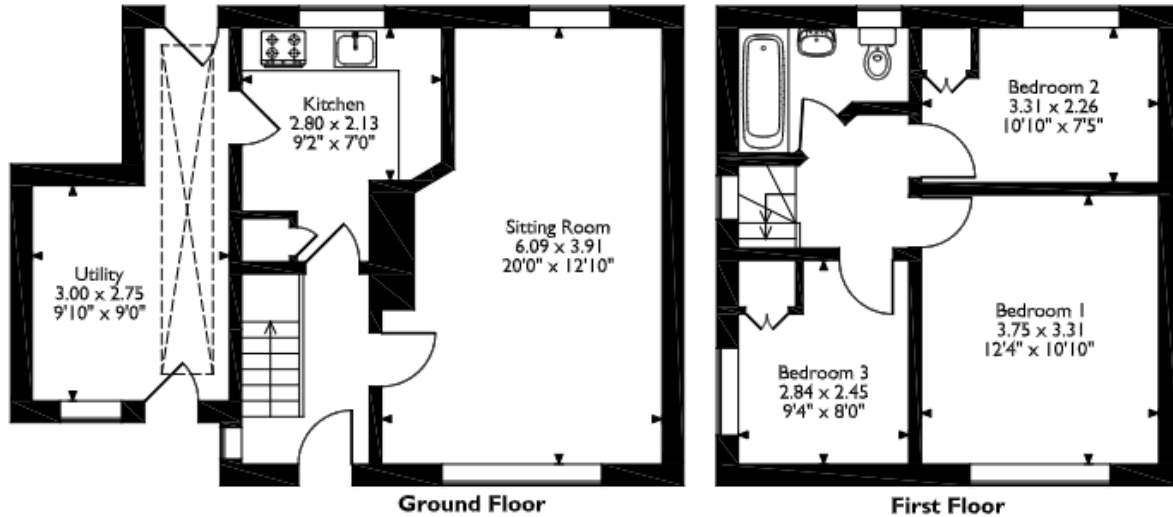
The interior of this property comprises a spacious living room and the fitted kitchen on the ground floor with access into the utility. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of Lincoln, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A15, Lincoln Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



11, Willingham Avenue, Lincoln, Lincolnshire  
 Approximate Gross Internal Area  
 83 Sq M/892 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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