



67 Doddington Road

MOUNT & MINSTER



A delightful well positioned cottage which has been recently refurbished to a high standard.

- Beautifully refurbished residence
 - 2/3 Bedrooms
 - Further opportunity to extend
 - Bespoke fitted kitchen
 - Dual aspect Dining room
- Dual aspect living room with feature fireplace
- Sunny secluded wrap around garden
- Sorrento brick block paved driveway
- Recently installed Heritage style uPVC double glazed windows
- Recently installed combi boiler under warranty



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INTRODUCTION

A delightful well positioned cottage which has been recently refurbished to a high standard creating a well appointed light and airy home with further scope to extend if desired, with planning permission granted in 2023 to extend to create two further bedrooms and en-suite. The accommodation briefly comprises entrance hall, WC, Kitchen, dining room, lounge and study/bedroom three to the ground floor. To the first floor there are two further bedrooms, dressing room and shower room.

The property further benefits from recently fitted Heritage style uPVC double glazed window, combi boiler with 10 year warranty, and a Sorrento brick block paved driveway, to name some of the upgrades that have been undertaken by the current vendors.

LOCATION

The property is accessed from Doddington Avenue, with a primary and secondary school within easy reach along with Rustons Sports and Social Club and Lincolnshire County Cricket Club within an easy walk. Local amenities within walking distance include the Marks and Spencers food hall, Sainsburys, Aldi, The Elite fish and chips shop and starbucks, along with The Swanholme pub that does food also being an approximate 15 minute walk away.

The property is approximately 10 minute drive away from the city centre,. Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with the Cathedral and Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta. The Bailgate area also enjoys independent and boutique shopping together with restaurants and cafes.

The city centre has a superb selection of amenities, schools and excellent transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

OUTSIDE

The secluded sunny wrap around garden has been completely landscaped by the current vendors to create a delightful oasis ideal for alfresco dining and entertaining. A porcelain paved patio with circular granite stepping stones curves through graveled areas to the rear. To the front the property also benefits from a new tarmac drive and Sorrento block paving, providing ample off road parking,

The garden is gated and secure with two gated access points to the main and courtyard garden, The rear courtyard features block paving and a bespoke bin store. along with outside socket points positioned around the property.

SCHOOLS

There is a wide choice of schools in the vicinity. The Priory Witham Academy is a mixed, non-selective state school providing education for pupils ranging from age 3 up to 18 in the sixth form. It is rated Good by Ofsted and less than a mile or a 3 minute drive from the property. North Hykeham All Saints C of E Primary (2 miles) is also rated Good. Other popular options for secondary education include The Priory LSST Academy (2.5 miles), North Kesteven Academy (1.8 miles), and Sir Robert Pattinson's Academy (1.9 miles). Swallow's Nest Pre-School and Nutwood Children's Day Nursery are very close by. In the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are about a 10 minute drive in the centre of the city.





ACCOMMODATION

Entrance hall

Solid wood parquet flooring, stairs rising to first floor landing, ceiling light.

WC

Lino flooring, radiator, uPVC double glazed window to front, low level WC, tiled splashbacks, ceiling light, corner sink in vanity unit, understairs storage cupboard.

Kitchen

9'6" x 11'11" (2.90 x 3.65)

Bespoke fitted kitchen with a range of wall and base units, quartz work surfaces and splashbacks, Bamboo hard wood flooring, tall larder unit, venetian fitted blinds, uPVC double glazed windows to rear, integrated Siemens appliances including dishwasher, fridge freezer, dual oven with grill and microwave, warming oven, five ring gas burner, feature lighting.

Dining room

12'9" x 14'9" (3.91 x 4.51)

Solid Bamboo wood flooring, uPVC dual aspect double glazed windows, uPVC double glazed French doors provide access out into the garden, vaulted ceiling, two radiators, soft lighting, wooden fitted venetian blinds.

Lounge

16'4" x 11'11" (4.99 x 3.64)

Solid wood parquet flooring, radiator, uPVC dual aspect double glazed windows, ceiling light, herringbone brick open fire which has been upgraded and enlarged by Ignite Fires of Welton, with Italian stone surround, granite hearth.

Study/Bedroom three

15'0" x 10'11" (4.58 x 3.33)

Carpet, radiator, uPVC double glazed window to front, and side, uPVC double glazed French doors providing access to the courtyard, ceiling light.

Landing

6'4" x 13'5" (1.95 x 4.11)

Carpet, airing cupboard, uPVC double glazed window to front and side, ceiling light.

Bedroom one

9'10" x 10'8" (3.02 x 3.27)

Carpet, uPVC double glazed windows to front, alcove and ceiling lighting.

Dressing room

6'2" x 9'10" (1.90 x 3.02)

Carpet, uPVC double glazed window to rear, recently installed bespoke fitted wardrobes from GMO interiors

Bathroom

9'6" x 6'7" (2.92 x 2.02)

Underfloor heating, tiled flooring, built in shelving, low level WC, uPVC double glazed window to rear, sink in vanity unit, wall mounted heated towel rail, access to loft space, shower cubicle with mains shower over, fully tiled, tiled splashbacks, ceiling light.

Bedroom two

9'8" x 6'6" (2.95 x 1.99)

Carpet, radiator, uPVC double glazed window to the rear, recessed ceiling lights.

METHOD OF SALE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: C

Lincoln City Council

SERVICES

The property has gas central heating, mains electricity, water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of December 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

ADDITIONAL INFORMATION

Planning permission has been obtained in 2023 to extend either side to create two further bedrooms and one en suite. The full plans are available under Ref. No: 2023/0686/HOU on Lincoln City Council planning portal.

The visuals and build costs are available upon request.



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Approx. Gross Internal Floor Area 107.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

