



33 Doddington Road
Lincoln

BROWN & CO JH Walter



33 Doddington Road, Lincoln, LN6 7EN

A spacious detached home occupying a generous plot located in a popular residential area with excellent local amenities and is sold with no onward chain.

The property offers flexible accommodation comprising of an entrance hall, living room, dining room, garden room, kitchen, bedroom four / study, and shower room to the ground floor, along with three bedrooms and a family bathroom to the first floor.

Outside to the front is a large driveway providing plenty of parking and leading to a detached garage. To the rear is a generous lawned garden with mature shrubs and patio, outside stores and garden shed.



ACCOMMODATION

Entrance Hall

Front entrance door, stairs rising to first floor, storage cupboard, radiator.

Living Room

Double glazed windows to front and side, gas fire with surround, opening into:

Dining Room

Radiator and double doors opening into:

Garden Room

Double glazed windows to side and rear, radiator.

Kitchen

Double glazed window to rear, double drainer sink, preparation worktops, matching base and eye level storage units, integrated oven and hob with extractor over, spaces for fridge freezer and washing machine, tiled flooring, boiler room / pantry.

Rear Porch

Door leading to rear garden, storage cupboard, tiled flooring.

Bedroom Four

Double glazed window to front, built in wardrobes, radiator.

Shower Room

Double glazed window to side, WC, vanity wash basin, shower cubicle, radiator.

First Floor

Landing

Double glazed window to rear, storage cupboard, radiator.

Bedroom One

Double glazed window to side, radiator, storage to eaves.

Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

Double glazed window to side, radiator, storage to eaves.

Bathroom

Double glazed window to rear, WC, vanity wash basin unit, bath with wall mounted shower unit over, shower rail and curtain, radiator.

Outside

To the front gated access leads to a generous driveway with turning area and access to a detached garage. To the rear is a large garden predominantly laid to lawn with paved patio, decorative shrubs and borders, outside stores and a shed.

LOCATION

Doddington Road is located close to many shopping and leisure facilities, with doctors, dental surgery & veterinary practice close by. As well as being within easy access of the A46, there are excellent public transport links with buses and trains, and the railway station of Hykeham being around two miles away. The area is also close to excellent schools and nurseries.

TENURE & POSSESSION

Freehold and for sale by private treaty.



COUNCIL TAX
Band D

MOBILE

We understand from the Ofcom website there is good mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

33 Doddington Road LINCOLN LN6 7EN	Energy rating D	Valid until: 4 December 2032
Certificate number: 0620-3922-3202-3862-4200		

Property type: Detached house
Total floor area: 125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

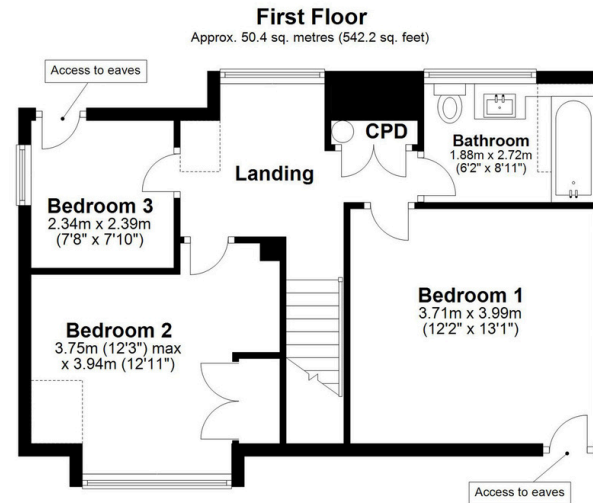
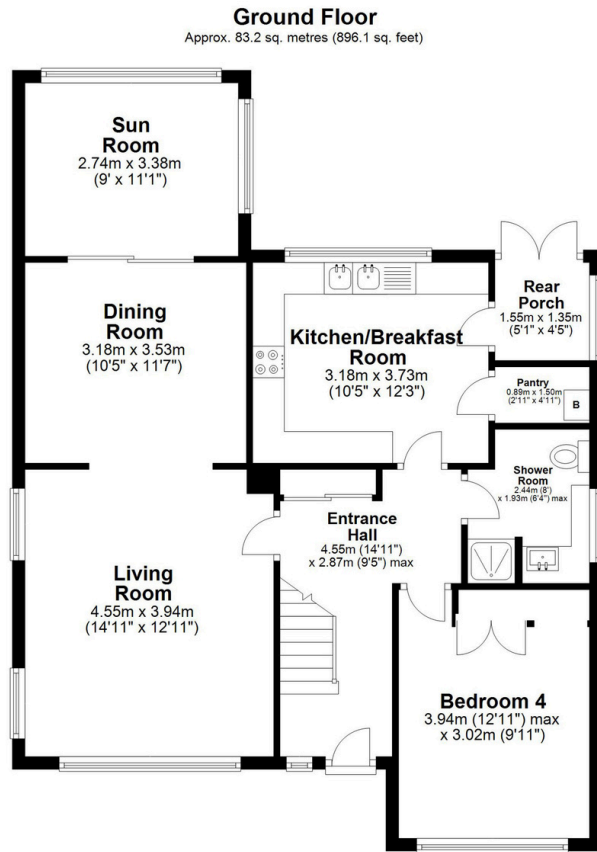
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 133.6 sq. metres (1438.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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IMPORTANT NOTICES

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