



102 Doddington Road  
Lincoln, Lincolnshire

**BROWN & CO** JH Walter







# 102 Doddington Road, Lincoln, Lincolnshire

A beautiful detached Victorian house full of character and period features with large two storey outbuilding, standing in a substantial plot of approximately an acre and benefitting from planning permission to erect 2 chalet bungalows to the rear of the property.

The spacious living accommodation comprises of a porch, entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom to the ground floor, along with a shower room and two further bedrooms to the first floor.

Outside the property is accessed via a large driveway which leads to parking area to the rear of the property and large outbuilding comprising of a garage, workshop and WC with hayloft above. Extensive lawns run to the front side and rear of the property with a range of mature trees and shrubbery.



## ACCOMMODATION

### Ground Floor

#### Porch

Front entrance doors, Victorian tiled flooring, part glazed door leading into:

#### Entrance Hall

Window to side, stairs rising to first floor, Victorian patterned tiled flooring,

#### Sitting Room

Bay window to side, door opening to front aspect, fireplace, ornate cornicing, two radiators.

#### Dining Room

Bay window to front aspect, fireplace, radiator.

#### Kitchen

Window to side, entrance door opening to rear garden, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob, space for fridge freezer, radiator.

#### Inner Hall

With boiler room.

#### Bathroom

Obscure glazed window to side, bath with shower attachment, WC, bidet, pedestal wash basin, heated towel rail, half tiled walls, radiator.

#### Bedroom One

Bay window to rear, window to side, two radiators.

#### Bedroom Two

Window to rear, radiator.

#### Bedroom Three / Study

Window to rear, radiator.

#### First Floor

##### Landing

Window to rear, storage cupboard.

#### Shower Room

Window to rear, WC, bidet, pedestal wash basin, shower cubicle, radiator.

#### Bedroom Five

Window to side, storage cupboard, radiator.

#### Hallway

Storage cupboard, door leading to:

#### Bedroom Four

Window to side, radiator.

#### Outside

There is a detached garage with adjoining workshop, WC and hay loft above.







PLANNING PERMISSION

Full planning permission was granted by Lincoln City Council on 12th October 2022 for the erection of 2no. chalet bungalows to the rear of 102 Doddington Road. Application No: 2022/0667/FUL

Proposed Accommodation

Plot 1  
Ground Floor

Entrance Hall, Kitchen, Lounge, Bedroom Two, Shower Room, Bedroom Three, Bedroom Four, Bathroom, Garage.

First Floor  
Bedroom One & En-Suite.

Plot 2  
Ground Floor  
Entrance Porch, Hallway, Lounge, Kitchen, Bedroom One, En-Suite, Bedroom Two, Bathroom WC, Garage.

First Floor  
Bedroom Three, Bedroom Four, WC.

TENURE & POSSESSION  
Freehold and for sale by private treaty.

COUNCIL TAX  
Band F

MOBILE  
We understand from the Ofcom website there is likely 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)

102 Doddington Road LINCOLN LN6 7EU	Energy rating <b>E</b>	Valid until: 12 May 2035
		Certificate number: 4000-8375-0022-2596-3553

Property type	Detached house
Total floor area	152 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

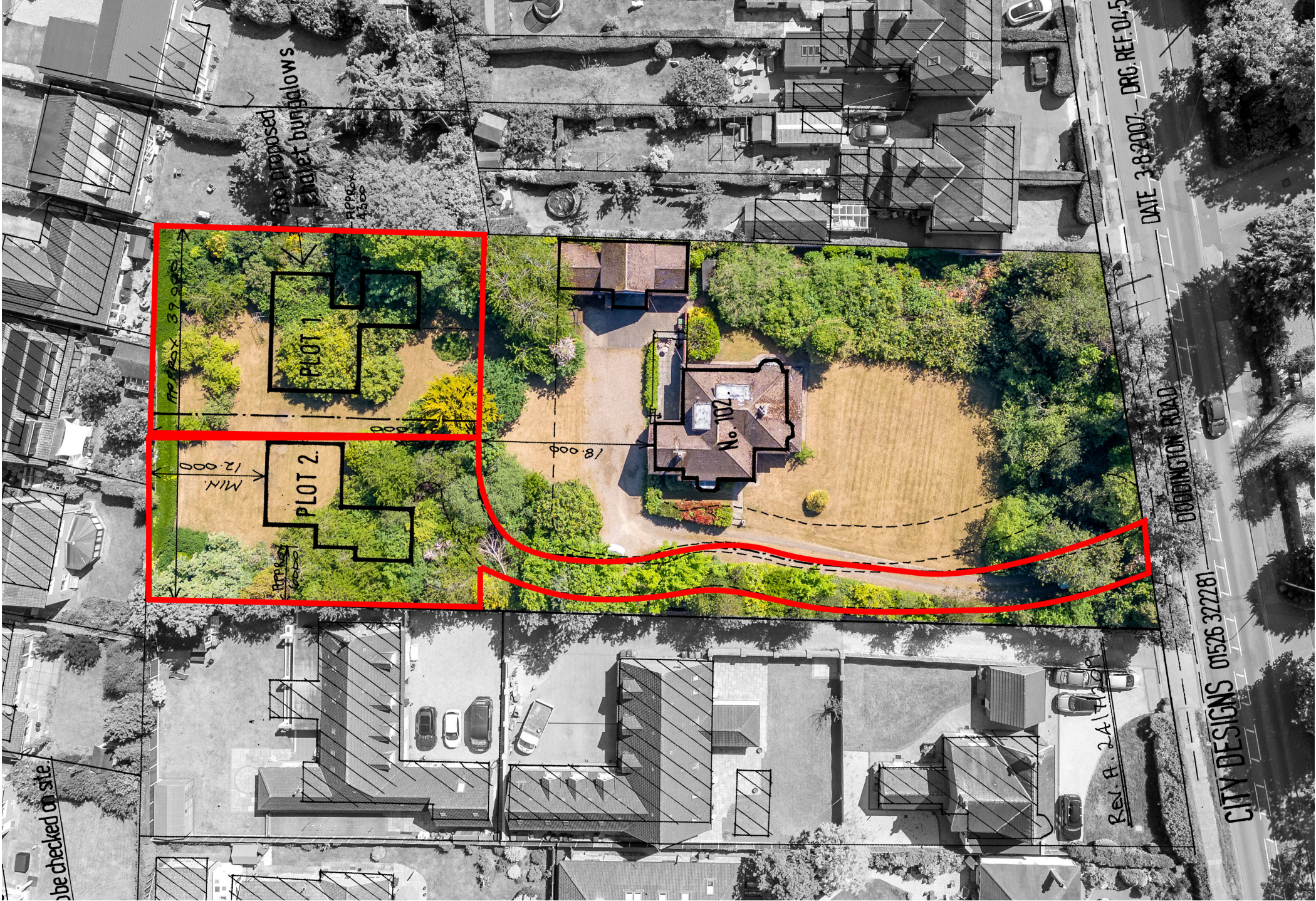
The graph shows this property's current and potential energy rating.

**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







to be checked on site.

210 proposed  
2x2x2 bungalows

APPROX  
1,500

PLOT 1

PLOT 2.

APPROX  
1,500

APPROX 39.00

MIN.  
12.00

18.00

No. 102

REV. A. 24/11/2019

DATE 3-8-2007 - DRG. REF. 045

DUBBING ROAD

CITY DESIGNS 01526 32281



**N. ANDREW WILDING**  
Architect, Designer & Planning Consultant  
CITY DESIGNS  
3, Wagon Wheel, Newton Park,  
Lincoln, Lincs, LN4 2AZ  
Tel/Fax: 01533 332881

ALL DIMENSIONS TO BE CHECKED ON SITE

HOUSING DEVELOPMENT  
102, BURNINGHAM ROAD,  
LINCOLN  
MR & MRS S. DUFF  
SCHEME TAG No. 5 - PLANNING  
1.5m  
DATE: 24/7/2019  
DWG REF: 19.8.4

PLOT 1

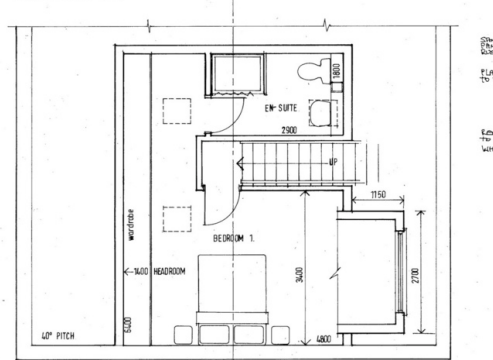
Rev A 24/7/2019



WEST ELEVATION 1:100



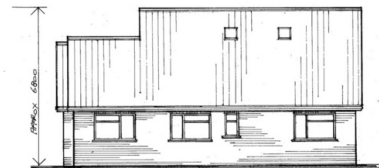
EAST ELEVATION 1:100



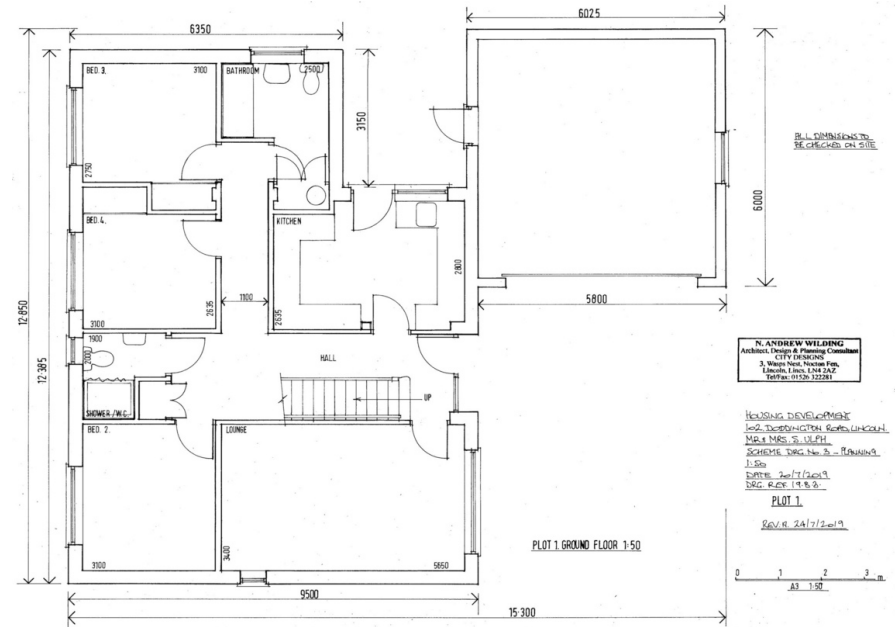
PLOT 1 FIRST FLOOR 1:50



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



PLOT 1 GROUND FLOOR 1:50

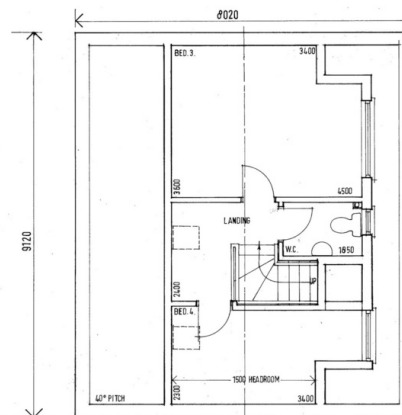
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PLOT 1

Rev A 24/7/2019

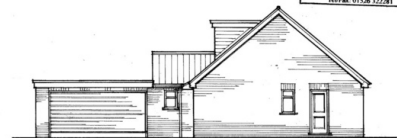
0 1 2 3 m  
A3 1:50



PLOT 2 FIRST FLOOR 1:50

ALL DIMENSIONS TO BE CHECKED ON SITE

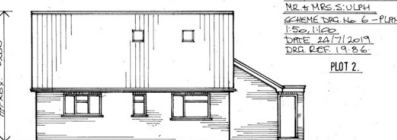
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EAST ELEVATION 1:100



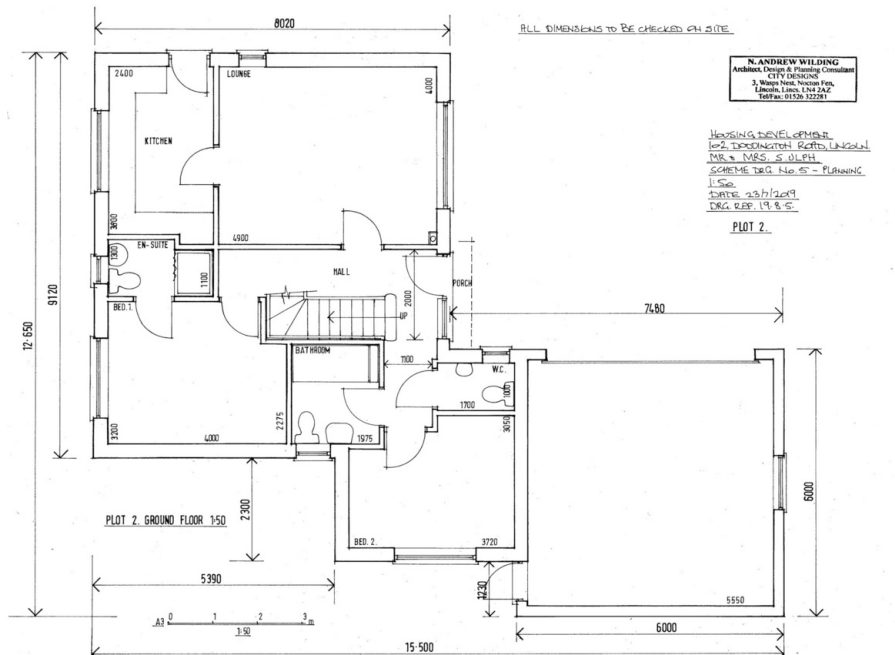
SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



PLOT 2 GROUND FLOOR 1:50

ALL DIMENSIONS TO BE CHECKED ON SITE

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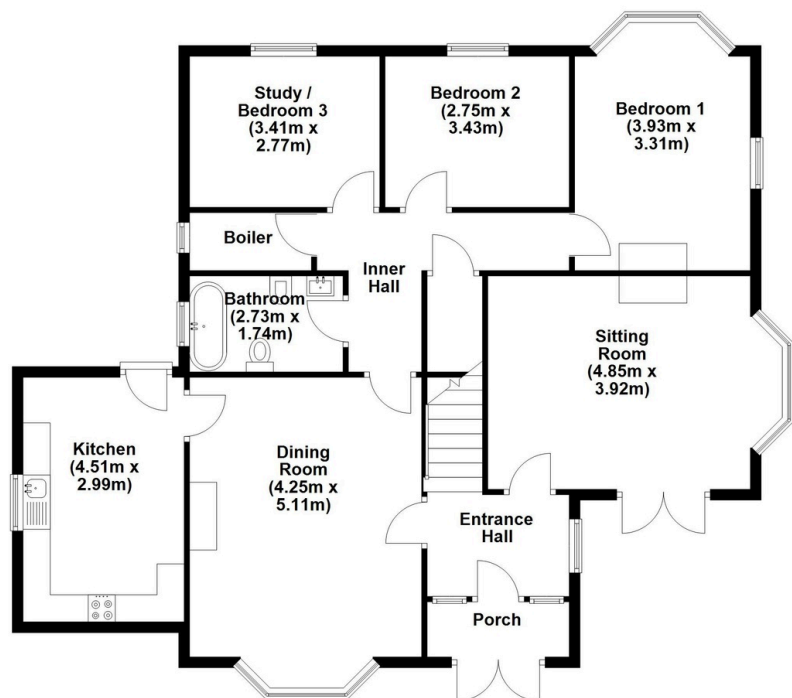
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1.5m  
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DWG REF: 19.8.5

PLOT 2



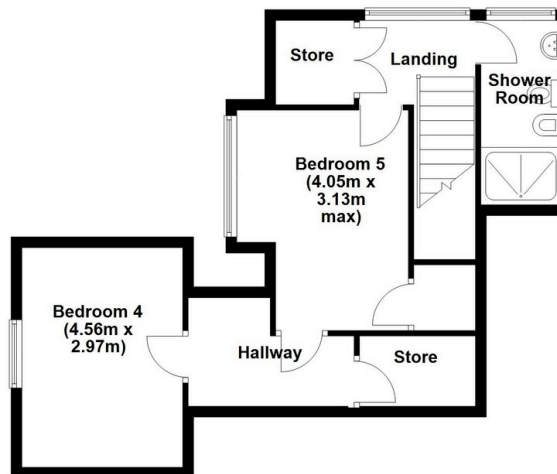
### Ground Floor

Approx. 119.2 sq. metres (1283.2 sq. feet)



### First Floor

Approx. 48.8 sq. metres (524.8 sq. feet)

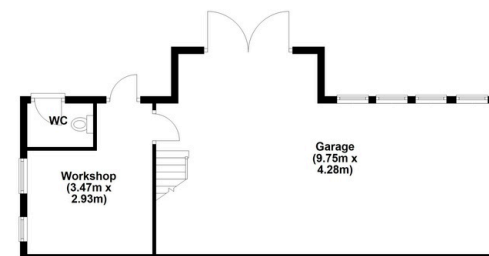


Total area: approx. 168.0 sq. metres (1808.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

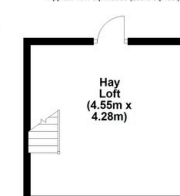
### Ground Floor

Approx. 62.4 sq. metres (671.8 sq. feet)



### First Floor

Approx. 19.1 sq. metres (205.8 sq. feet)



Total area: approx. 81.5 sq. metres (877.6 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

## IMPORTANT NOTICES

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**Brown&CoJHWalter**

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