



- No Onward Chain!
- Detached Bungalow
- 2 Double Bedrooms
- Lounge & Kitchen
- Walk-in Shower
- Low Maintenance Garden
- Ample Parking With Space For A Motorhome!
- Single Garage

Aynsley Road, Doddington Park, LN6 0SE,  
Offers In Region Of £210,000





Offered for sale with no onward chain is this well-presented 2 bedroom detached bungalow. Situated in a popular area surrounded by local amenities which include pharmacy, doctors surgery and a regular bus service. The bungalow itself comes with a 14'9" x 11'11" lounge, a stylish kitchen, 2 double bedrooms and a walk-in shower. The external space comes with a low maintenance set-up, a single garage and extensive driveway parking. Furthermore the property benefits from gas central heating combination boiler and uPVC double glazing throughout. Nearby to the property there is easy access to Lincoln A46 and Birchwood shopping complex which has a range of independent and national retailers, whilst having further amenities such as Chiropractors, veterinary centre and hair salon. For further details contact Starkey&Brown. Council tax band: B. Freehold.



### Entrance Hall

Having uPVC front door entry to front aspect, radiator and loft access.

### Lounge

14' 9" x 11' 11" (4.49m x 3.63m)

Having 2 uPVC double glazed windows to front aspect, radiator and feature electric fireplace.

### Kitchen

11' 11" x 8' 11" (3.63m x 2.72m)

Having a range of base and eye level units with counter worktops, breakfast bar, space and plumbing for appliances, sink and drainer unit, integral Hotpoint oven and 4 ring hob with extractor hood, radiator, wall mounted gas central heating combination baxi boiler and external uPVC door leading to rear garden.

### Bedroom 1

10' 9" x 9' 11" (3.27m x 3.02m)

Having uPVC double glazed window to rear aspect and radiator.



### Bedroom 2

10' 0" x 8' 11" (3.05m x 2.72m)

Having uPVC double glazed window to rear aspect and radiator.

### Shower Room

6' 10" x 6' 9" (2.08m x 2.06m)

Having low level WC, pedestal hand wash basin unit, walk-in shower, uPVC double glazed obscured window to rear aspect, radiator and extractor.

### Outside Rear

Having low maintenance garden being predominantly paved, access to garage and driveway parking.

### Outside Front

Having a well-presented landscaped garden with a variety of mature trees and shingles setting and external water source. The driveway has ample parking provisions for many vehicles plus a motorhome and access to a single garage.

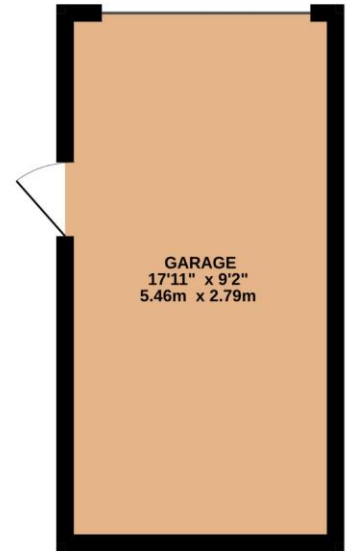
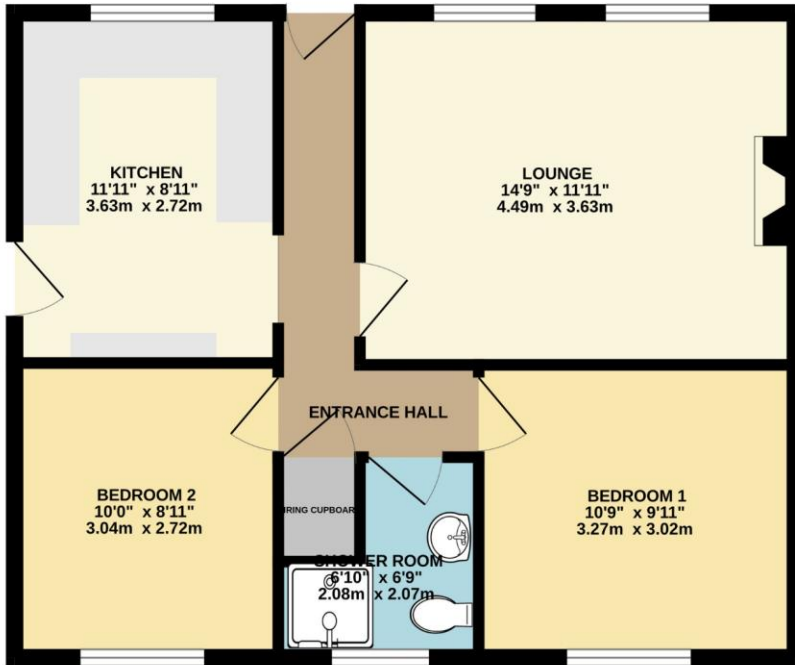
### Single Garage

Having up and over door, power and lighting and a personnel door.



GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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