



- End Terraced House
- Extensive Plot!
- 3 Bedrooms
- Lounge & Conservatory
- Shower Room & Off Street Parking
- Solar Panels Owned Outright
- Potential To Extend (Subject to planning consents)
- No Onward Chain!

Fulmar Road, Doddington Park, LN6 0LA,  
£205,000





OFFERED FOR SALE WITH NO ONWARD CHAIN! This end terraced 3 bedroom property comes with an extensive plot which makes for an ideal extension opportunity, subject to the necessary planning permission being obtained. The home also includes solar panels owned outright, gas central heating to the ground floor only and uPVC double glazing. The floorplan consists of a generous sized lounge, conservatory and kitchen diner. There is a separate wc and shower room to the first floor. Externally the property has a rear garden being mostly laid to lawn which wraps around to the front of the property and also provides off street parking. Due to the location of the property there is easy access to a wealth of amenities that include schooling at primary and secondary level, Birchwood shopping centre and a regular bus service to and from Lincoln city centre. Probate granted. Council tax band: A. Freehold.



## Entrance Hall

Having front door entry to front aspect, stairs rising to first floor, radiator, intruder alarm and cloak cupboard. Access to:

## Lounge

17' 8" x 13' 8" (5.38m x 4.16m)

Having radiator, uPVC double glazed window to front aspect, feature gas fire (serviced regularly) and sliding doors leading into conservatory.

## Conservatory

9' 0" x 13' 0" (2.74m x 3.96m)

Being of brick base with uPVC surround. French doors leading onto rear garden and a range of power sockets.

## Kitchen Diner

17' 8" x 11' 4" (5.38m x 3.45m)

Having uPVC double glazed windows to rear and side aspects, eye and base level units with counter worktops, space and plumbing for appliances, sink and drainer unit, radiator and understairs storage cupboard.

## First Floor Landing

Having loft access, airing cupboard housing hot water cylinder and boiler.

## Master Bedroom

10' 5" x 13' 8" (3.17m x 4.16m)

Having uPVC double glazed window to front aspect and a built-in wardrobe with mirrored sliding doors. Please note no radiator.

## Bedroom 2

11' 10" x 8' 4" min (3.60m x 2.54m)

Having uPVC double glazed window to front aspect and space for built-in wardrobe. Please note no radiator.

## Bedroom 3

7' 2" x 10' 6" (2.18m x 3.20m)

Having uPVC double glazed window to rear aspect and a built-in wardrobe. Please note no radiator.

## Shower Room

5' 5" x 4' 6" (1.65m x 1.37m)

Having walk-in shower with disabled grab-rails, tiled surround and pedestal hand wash basin unit, uPVC double glazed obscured window to rear aspect and 1 radiator.

## Separate WC

5' 0" x 2' 9" (1.52m x 0.84m)

Having a low level WC and uPVC double glazed obscured window to rear aspect.

## Outside Rear

Having an enclosed garden being mostly laid to lawn with a brick-built building for storage. The garden wraps around to the front of the property, which is also laid to lawn with an extensive boundary and having a mature hedged perimeter with dwarfed fence enclosure.

## Outside Front

Being laid to lawn with an extensive boundary and having a mature hedged perimeter with dwarfed fence enclosure. Having off street parking.

## Agents Note

Solar panels are included in the sale and owned outright. For further details contact Starkey&Brown.

## Agents Note 1

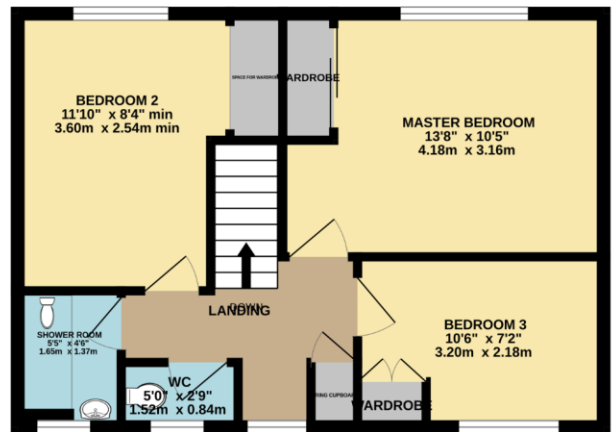
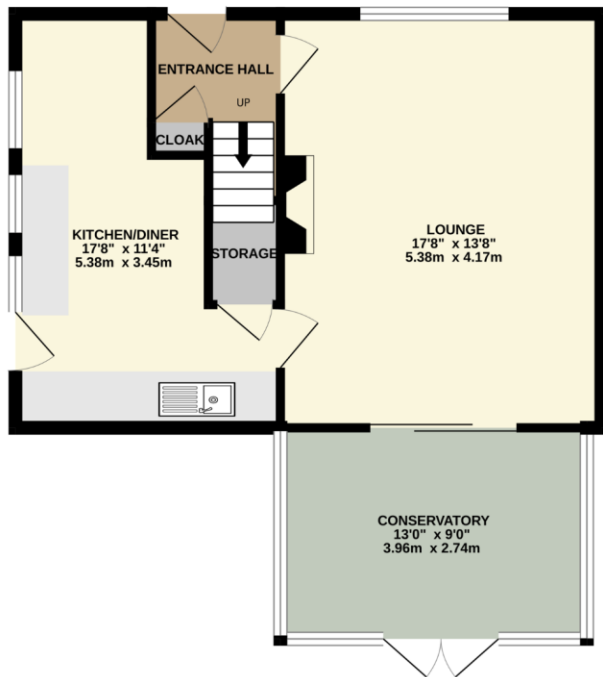
The sale of the property is for probate purposes. With probate being granted already.





GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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Important Information:  
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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