

- Detached Family Home
- Pleasant Corner Plot Position
- Popular Residential Location
- Close To Amenties
- 4 Bedrooms, Master En-Suite
- 20'2" Kitchen Diner With Bi-Fold Doors
- Driveway Parking
- Fully Enclosed Rear Garden

Goodwood Way, Doddington Park, LN6 0FZ,
£285,000





Stakey&Brown is pleased to offer for sale this detached family home which stands upon a generous sized corner plot within the popular Doddington Park area of Lincoln. The property is located only a short walk away from a wide range of amenities and has accommodation which briefly comprises entrance hallway, 17'0" family room (currently used a cinema room/bar), 13'5" lounge, impressive 20'2" kitchen diner with bi-fold doors leading onto the rear garden, utility, ground floor WC, first floor landing, 4 very well proportioned bedrooms, en-suite shower room to master bedroom and separate family bathroom. Outside the property has driveway parking and fully enclosed garden to the rear with useful storage. Call today to view. Council tax band: D. Freehold.



Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring and stairs rising to first floor.

Family Room

17' 0" x 8' 0" (5.18m x 2.44m)

Being currently used a cinema room/bar, however being suitable for a wide variety of different purposes and having laminate wood effect flooring and LED downlights.

Lounge

13' 5" max x 13' 5" max (4.09m x 4.09m)

Having laminate wood effect flooring and archway into:

Kitchen Diner

20' 2" x 9' 2" (6.14m x 2.79m)

Having a range of matching handleless wall and base units, breakfast bar, built-in oven, hob and cooker hood, integral dishwasher, integral full height fridge freezer, wine cooler, ceramic tiled floor, radiator, LED downlights and bi-fold doors leading onto rear garden.

Utility

Having plumbing for washing machine and space for tumble dryer with work surfacing over, ceramic tiled floor and door into garden.

Ground Floor WC

Having low level WC, pedestal hand wash basin with tiled splash backs, ceramic tiled floor and radiator.

First Floor Landing

Master Bedroom

13' 5" max x 11' 5" (4.09m x 3.48m)

Having radiator and airing cupboard housing hot water cylinder.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower door, wash hand basin set in vanity unit, low level WC, vinyl flooring, radiator and extractor.

Bedroom 2

11' 4" x 9' 10" max (3.45m x 2.99m)

Having radiator.

Bedroom 3

11' 0" max excluding dormer x 8' 0" (3.35m x 2.44m)

Having built-in eaves storage and radiator.

Bedroom 4

8' 8" max x 8' 8" max (2.64m x 2.64m)

Having radiator.

Bathroom

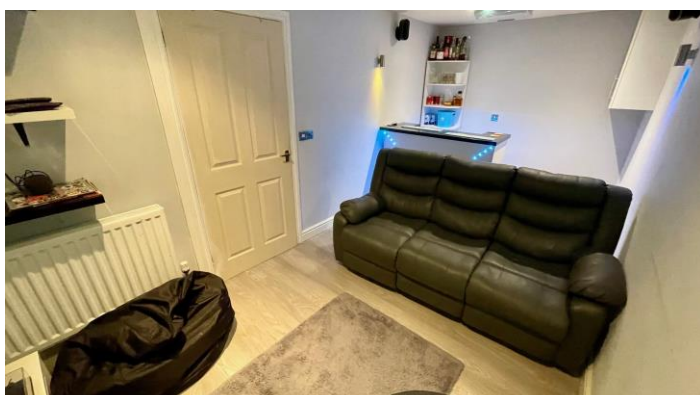
Having 3 piece suite comprising panelled bath with shower attachment and glass shower screen over, wash hand basin set in vanity unit, low level WC with concealed cistern, tiled effect vinyl flooring, heated towel rail and extractor.

Outside Front

To the front of the property there is a lawned garden area and driveway, outside lighting, storm porch leading to front and entrance door.

Outside Rear

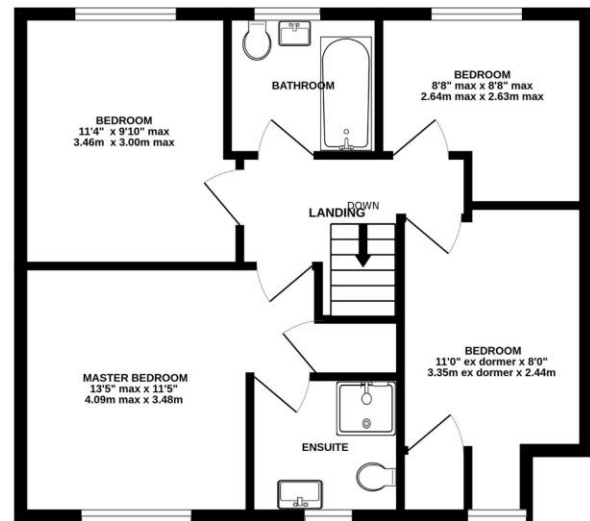
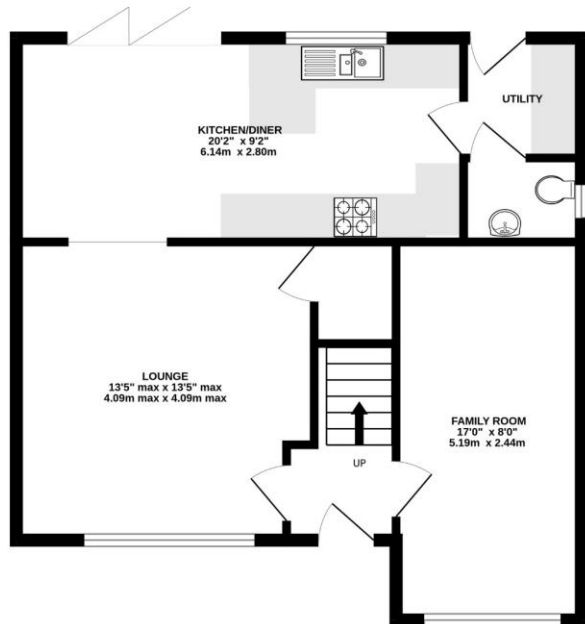
To the rear of the property there is a fully enclosed low maintenance garden comprising artificial turf with paved patio and timber decking seating areas, additional slate beds seating area, a variety of plants and shrubs, outside power point, cold water tap, outside lighting and storage shed to side.





GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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