



- Semi-Detached House
- 14'8" Lounge
- Spacious Kitchen Diner
- 3 Bedrooms
- Upstairs Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Call Today To View

Leconfield Close, Doddington Park, LN6 0NU,  
Offers In Region Of £200,000





Starkey&Brown are pleased to offer for sale this 3 bedroom property located on Leconfield Close. Accommodation briefly comprises 14'0" lounge, spacious kitchen diner, 3 bedrooms and a family bathroom. To the front of the property there is driveway parking for 3 vehicles. To the rear of the property there is a patio decking area and a lawned garden. Further benefits of the property includes uPVC double glazing and gas central heating throughout. Leconfield Close is situated nearby to The Birchwood shopping complex, schooling at primary and secondary levels, doctor surgery, Hartsholme Country Park and a regular bus service to and from the Cathedral city of Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: B. Freehold.



### Lounge

Having uPVC double glazed bay fronted window to front aspect and understairs storage. Opening into:

### Entrance Hall

Having access to lounge and stairs rising to first floor.

### Kitchen Diner

15' 7" x 9' 8" (4.75m x 2.94m)

Having uPVC double glazed window and French doors to rear aspect, sink, hob, oven and cupboard housing boiler.

### First Floor Landing

### Family Bathroom

6' 2" x 7' 8" (1.88m x 2.34m)

Having bath with overhead electric shower, uPVC double glazed obscured window to rear aspect, low level WC, radiator and sink.

### Bedroom 1

12' 4" x 9' 5" (3.76m x 2.87m)

Having uPVC double glazed window to rear aspect and radiator.

### Bedroom 2

12' 0" x 9' 5" (3.65m x 2.87m)

Having uPVC double glazed window to front aspect and radiator.

### Bedroom 3

7' 6" x 6' 2" (2.28m x 1.88m)

Having uPVC double glazed window to front aspect storage cupboard and radiator.

### Outside Front

To the front of the property there is driveway parking for 3 vehicles.

### Outside Rear

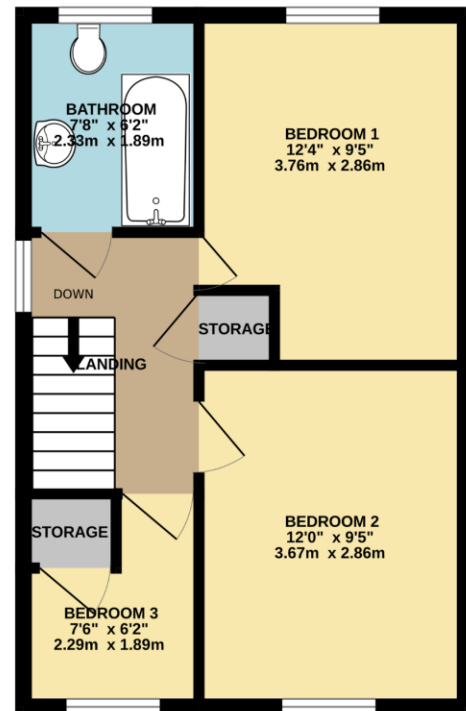
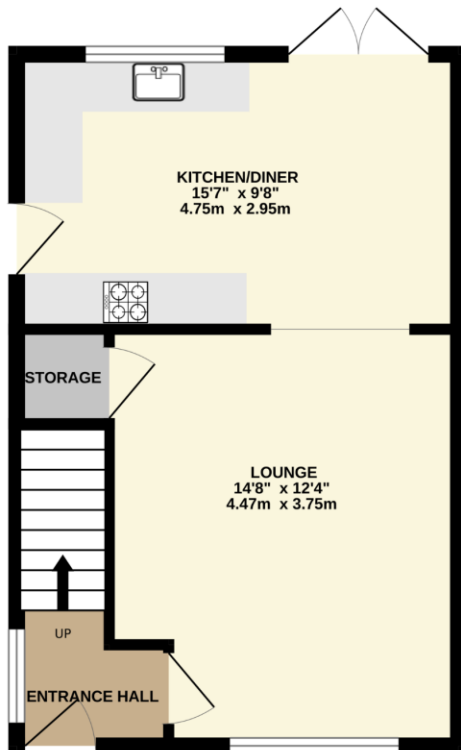
To the rear of the property there is an enclosed garden, patio decking area and a lawned garden.





GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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