



- Gardeners Delight
- Huge Rear Garden
- 2 Bedrooms
- Open Plan Living & Kitchen Area

- uPVC Conservatory
- Modern Combi Boiler
- Private Parking For 2 Cars
- Tucked Away Cul-De-Sac Location

Locking Close, Doddington Park, LN6 3NZ,
£152,950





Tucked away at the bottom of Locking Close. Starkey&Brown is delighted to offer for sale this 2 bedroom house. The property benefits from having a huge rear garden backing onto woods, downstairs has open plan living, dining and kitchen area with access through to a uPVC conservatory overlooking the rear garden. There is a first floor bathroom. Outside there is private parking for 2 cars. The property is extensively double glazed and has a modern combination central heating boiler to the radiators. To truly appreciate this property's location an internal inspection is highly recommended. Council tax band: A. Freehold.



Front door into:

Open Plan Living, Dining & Kitchen Area

15' 2" x 15' 0" (4.62m x 4.57m)

Having stairs rising to first floor, a double radiator and 2 sets of patio doors leading to conservatory.

Kitchen Area

Having a range of wall and base units, rolled edged worktops surfaces with splashback tiling to the wall, built-in appliances include an electric oven, 4 ring gas hob with extractor hood over, single sink with single drainer unit and a double glazed window to side aspect.

Conservatory

14' 9" x 9' 4" (4.49m x 2.84m)

Having a brick built base, a double radiator and power points, double glazed windows and double glazed French doors to rear garden.

First Floor Landing

8' 2" x 5' 0" max (2.49m x 1.52m)

Having a built-in cupboard housing a modern combination central heating boiler.

Bedroom 1

10' 0" x 9' 10" (3.05m x 2.99m)

Having fitted wardrobes with mirrored sliding doors, a double radiator and double glazed window overlooking the rear garden.

Bedroom 2

10' 0" max x 6' 0" (3.05m x 1.83m)

Having a double glazed window overlooking the rear garden and a radiator.

Bathroom

7' 0" x 5' 0" (2.13m x 1.52m)

Having a 3 piece suite comprising of panelled bath with mains fed shower over, wash hand basin, low level flush WC, a double glazed window and a radiator.

Outside

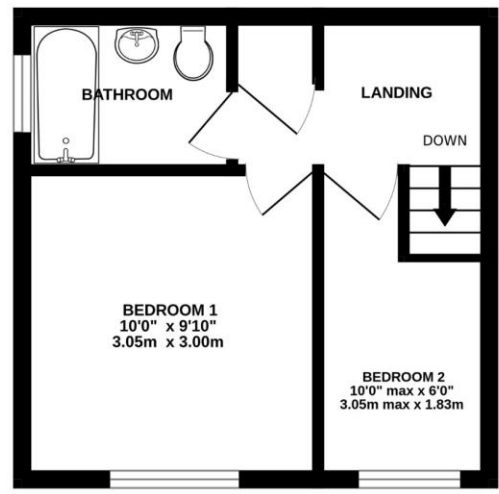
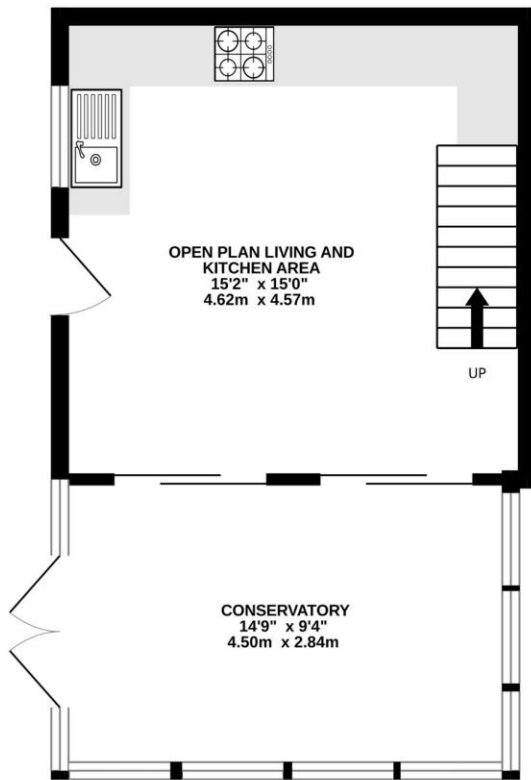
The property has extensive garden which has a variety of flowers, plants, shrubs and trees and backs onto local woodland. There is a workshop measuring 11'5 x 7'5 (3.48m x 2.26m) having light and power. The property itself is reach via a private pathway at the end of this private pathway there is parking for 2 cars.





GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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