

- Detached Family Home
- Cul-De-Sac Position
- Popular Residential Location
- 4 Well Presented Bedrooms
- Driveway Parking
- Larger Than Average Garage
- Generous Rear Garden
- NO CHAIN!

Lindholme Road, Doddington Park, LN6 3RQ,
£280,000





Starkey&Brown is pleased to offer for sale this well presented detached family home located in a cul-de-sac position within the popular Doddington Park area of Lincoln. Accommodation briefly comprises entrance hallway, ground floor WC, 15'10 lounge with large feature window overlooking the rear garden, separate dining room, 15'2 kitchen, first floor landing, 4 well proportioned bedrooms and first floor bathroom. Outside the property benefits from driveway, larger than average garage and generous sized garden to the rear which offers an excellent degree of privacy. The property is being offered for sale NO CHAIN. Call today to view. Council tax band: C. Freehold.



Entrance Hallway

Having uPVC front entrance door, wood effect vinyl flooring, radiator and stairs rising to first floor.

Ground Floor WC

Having low level WC, wash hand basin and wood effect vinyl flooring.

Lounge

15' 10" x 11' 8" max (4.82m x 3.55m)

Having fitted TV unit with matching storage cupboards, large window overlooking the garden, radiator and coved ceiling.

Dining Room

13' 0" x 9' 6" (3.96m x 2.89m)

Having radiator and coved ceiling.

Kitchen

15' 2" max x 8' 4" (4.62m x 2.54m)

Having a range of matching wall and base units, one and a half bowl single drainer sink unit with mixer taps over and tiled splash backs, electric cooker point, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, ceramic tiled floor, radiator, wall mounted Baxi eco-blue central heating boiler (installed 2017 and serviced annually) and uPVC door to side.

First Floor Landing

Having airing cupboard housing hot water cylinder and access to boarded loft with loft light and ladder.

Bedroom 1

16' 0" into wardrobes x 8' 9" (4.87m x 2.66m)

Having fitted sliding mirrored wardrobes, radiator and coved ceiling.

Bedroom 2

13' 1" x 8' 9" (3.98m x 2.66m)

Having radiator.

Bedroom 3

10' 6" max x 7' 11" min (3.20m x 2.41m)

Having radiator.

Bedroom 4

10' 6" max x 9' 2" max (3.20m x 2.79m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance and folding glass shower screen over, pedestal wash hand basin, low level WC, radiator and part tiled walls.

Outside Front

To the front of the property there is a generous sized garden area with a variety of shrubs and trees, outside lighting, cold water tap, concrete driveway leading to larger than average garage and secure gate at opposite side leading to rear garden.

Garage

16' 10" x 11' 10" (5.13m x 3.60m)

Being typically larger than the average single garage and having up and over door, additional uPVC personnel front door, additional uPVC door leading to rear garden, power and light, pitched roof providing storage space.

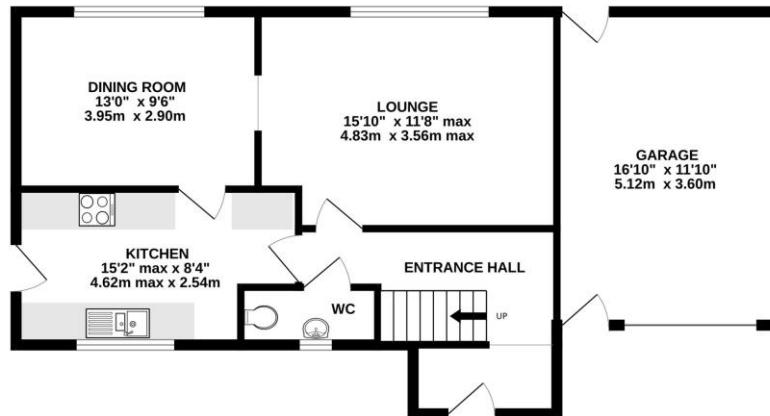
Outside Rear

To the rear of the property there is a generous sized fully enclosed garden which offers an excellent degree of privacy comprising lawn with large paved patio area, gravelled borders to include a number of shrubs, outside lighting, outside power point, garden shed and summer house with adjoining garden store.

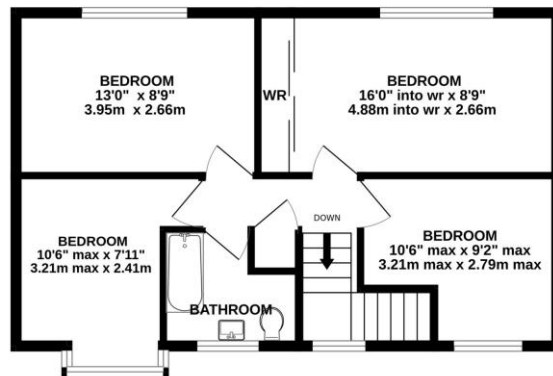




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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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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