



- Individual Detached Home
- One Owner Since New!
- Immaculate Presentation
- 5 Bedrooms, Master En-Suite

- Modern Kitchen & Bathrooms
- Double Garage PLUS Workshop
- Large West-Facing Rear Garden
- Viewing Highly Recommended

Finningley Road, Doddington Park, LN6 0UQ,
£485,000





INDIVIDUAL FAMILY HOME ON A SUBSTANTIAL PLOT! Standing on a superb west-facing plot is this individually designed and built detached family home located in this popular cul de sac position on the south outskirts of Lincoln. The property has had only one owner since it was built in 1982 and offers spacious and immaculately presented accommodation which briefly comprises entrance hallway, ground floor WC, 21ft lounge, dining room, conservatory and recently modernised high quality kitchen. To the first floor there are five bedrooms, including an impressive 23ft master bedroom with large dressing area and roof terrace, ensuite shower room to master bedroom and separate family bathroom. Outside there is a double width driveway, double garage, additional 12ft workshop, and generous sized well presented garden to the rear. Call today to view!! Council tax band: E. Freehold.



Entrance Hallway

Having part glazed front entrance door, tiled effect Karndean luxury vinyl flooring, radiator, dado rail, coved ceiling, LED downlights and stairs rising to first floor. Door leading into garage.

Ground Floor WC

Having low level WC, wall hung wash hand basin set in vanity unit, tiled effect Karndean luxury vinyl flooring, heated towel rail and coved ceiling.

Lounge

21' 0" x 12' 0" (6.40m x 3.65m)

Having coal-effect electric fireplace with marble effect hearth and inset and wooden surround, radiator, coved ceiling and archway into:

Dining Room

12' 0" x 9' 2" (3.65m x 2.79m)

Having radiator, coved ceiling and sliding patio door leading into:

Conservatory

9' 9" max x 8' 11" (2.97m x 2.72m)

Being of uPVC construction with brick built base and having ceramic tiled floor, ceiling fan and French doors onto garden.

Kitchen

14' 9" x 11' 3" max (4.49m x 3.43m)

Having recently upgraded high quality kitchen with a range of matching wall and base units, larder unit, glass display cabinets, tambour door unit, corner carousel unit, one and a half bowl single stainless steel sink unit with mixer taps over and tiled splash backs, twin eye level ovens, induction hob with cooker hood over, integral fridges, integral washing machine, integral dishwasher, ceramic tiled floor, radiator, coved ceiling, LED downlights and uPVC door leading to rear garden.

First Floor Landing

Having radiator, large storage cupboard, linen cupboard with shelving and heated towel rail.

Master Bedroom

23' 0" max x 12' 2" (7.01m x 3.71m)

Having large walk-in dressing area with a range of quality fitted wardrobes, 2 radiators, coved ceiling and sliding patio door leading onto roof terrace.

En-Suite

Having 3 piece suite comprising shower cubicle with aquaboard splashbacks, mains fed shower and glass shower door, wash hand basin set in vanity unit, low level WC with concealed cistern, vinyl flooring, heated towel rail fully tiled walls, coved ceiling, LED downlights and extractor.

Bedroom 2

9' 2" x 8' 10" (2.79m x 2.69m)

Having radiator and coved ceiling.

Bedroom 3

9' 4" x 8' 8" (2.84m x 2.64m)

Having built-in storage cupboard, radiator and coved ceiling.

Bedroom 4

12' 2" x 10' 6" into wardrobes (3.71m x 3.20m)

Having fitted sliding door wardrobes, radiator and coved ceiling.

Bedroom 5

9' 2" x 8' 8" (2.79m x 2.64m)

Having built-in wardrobe, radiator and coved ceiling.

Family Bathroom

Having 3 piece suite comprising panelled bath with mains fed rainfall shower, additional handheld shower and glass shower screen over, wash hand basin set in vanity unit, low level WC with concealed cistern, vinyl flooring, heated towel rail, fully tiled walls, coved ceiling and extractor.

Outside Front

To the front, the property offers a generous sized frontage comprising lawn with double width tarmac and driveway leading to double garage. Path at side leading to rear garden.

Double Garage

17' 10" x 16' 11" (5.43m x 5.15m)

Having twin up and over doors, power and light, cold water tap, Ideal condensing central heating boiler (installed 2024), hot water cylinder (installed 2024) and door leading into:

Workshop

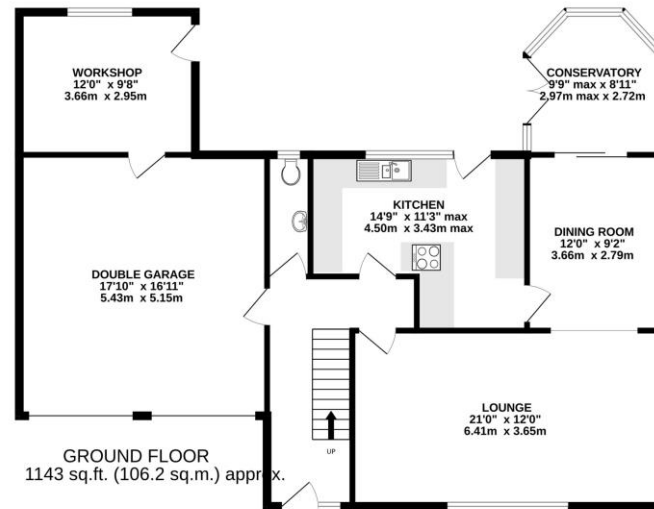
12' 0" x 9' 8" (3.65m x 2.94m)

Having a range of storage units, power and light, door leading into garden. Door leading into garage.

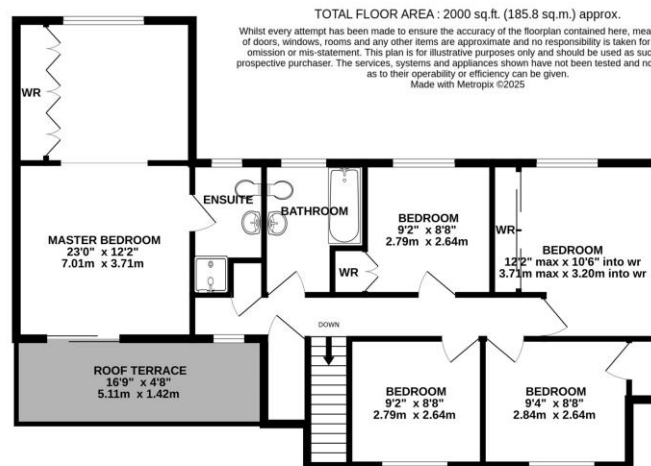
Outside Rear

To the rear of the property there is a generous sized lawn garden with beds and borders to include an established variety of plants, shrubs and trees, large patio area. Door leading into workshop.





1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



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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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