

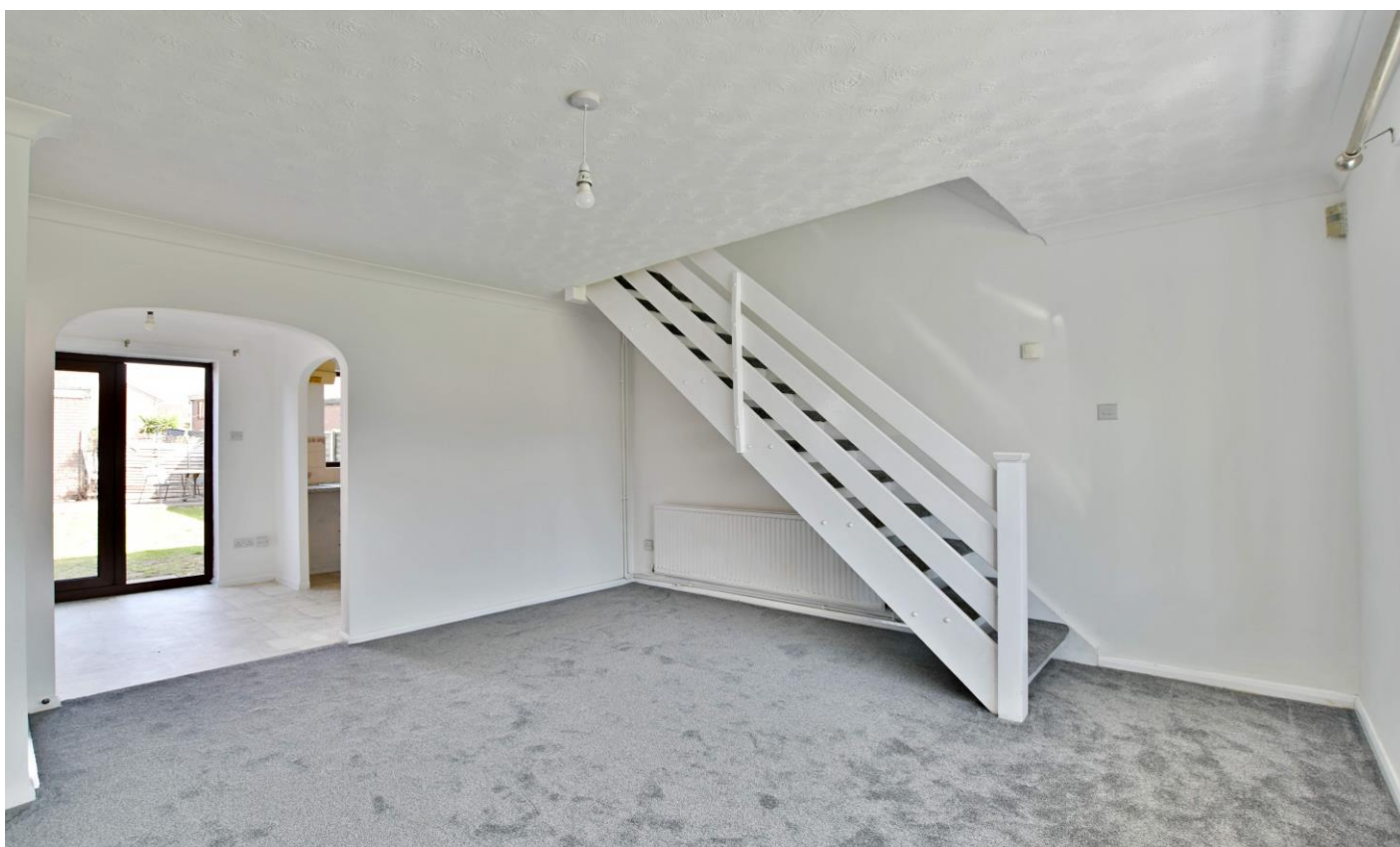


- NO ONWARD CHAIN
- Semi-Detached House
- 2 Bedrooms
- Lounge & Dining Room

- First Floor Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Ideal First Time Buy Or Buy To Let

Winthorpe Road, Doddington Park, LN6 3PG,
£175,000





Offered for sale with no onward chain is this 2 bedroom semi-detached home situated within the popular Doddington Park area of Lincoln. Having previously rented out the property has undergone a recent programme of refurbishment in preparation for resale. The property comprises of a 30'11 x 11'13" lounge with bay window, a dining room with French doors leading onto the rear garden and opening out into a kitchen with a range of base and eye level units and space and plumbing for appliances. There is a modern boiler fitted approximately 3 years ago and comes with a 7 year guarantee. Rising to the first floor are 2 double bedrooms with the master bedroom benefits from 2 built-in wardrobes. Both bedrooms benefits from the use of a 3 piece bathroom suite. To the rear of the property there is an enclosed garden with fenced perimeters, being mostly laid to lawn and a patio seating area. To the front of the property there is a single garage which is accessed via a generous sized driveway which provided parking for multiple vehicles. Winthorpe Road is situated in the Doddington Park area which is well renowned for it's local amenities. These amenities include schooling at primary and secondary, easy access to A46, nearby to Birchwood shopping complex. For further information and viewing requests. Contact Starkey&Brown. Council tax band: A. Freehold.



Entrance via:

Lounge

13' 11" x 13' 1" (4.24m x 3.98m)

Having uPVC double glazed bay window to front aspect, front door entry to side aspect, radiator, gas fire and stairs rising to first floor with wall mounted thermostat. Opening into:

Dining Room

7' 9" x 6' 10" (2.36m x 2.08m)

Having radiator and French doors leading onto the rear garden and opens into:

Kitchen

7' 8" x 6' 3" (2.34m x 1.90m)

Having a range of base and eye level units, counter worktops and appliances such as oven with 4 ring Cooke & Lewis hob, wall mounted gas central heating combination boiler (approximately 3.5 years old with 7 year guarantee), space and plumbing for further appliances, a wall mounted consumer unit and uPVC double glazed window to rear aspect.

First Floor Landing

Having airing cupboard, loft access no ladder, partially boarded. Access to bedrooms and bathroom.

Bedroom 1

13' 6" max x 9' 6" max (4.11m x 2.89m)

Having 2 uPVC double glazed windows to front aspect, radiator and 2 built-in wardrobes with 1 over the stairs.

Bedroom 2

10' 1" x 6' 9" (3.07m x 2.06m)

Having uPVC double glazed window to rear aspect, wood laminate flooring and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with shower over, low level WC, pedestal hand wash basin unit, radiator and uPVC double glazed window to rear aspect.

Outside Rear

Being enclosed with fenced perimeters. Mostly laid to lawn with a patio area.

Single Garage

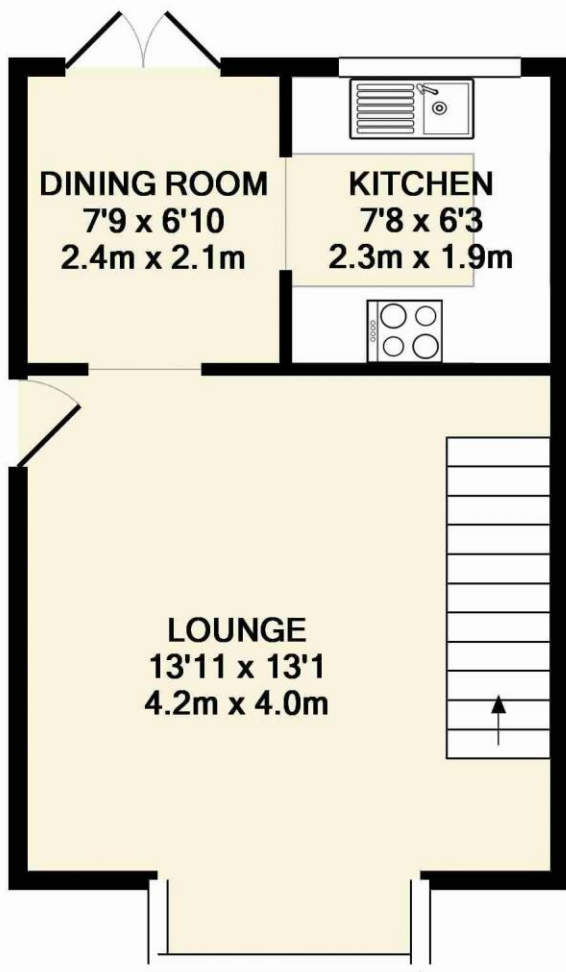
18' 4" x 8' 1" (5.58m x 2.46m)

Having electric meter, power and lighting with an up and over door.

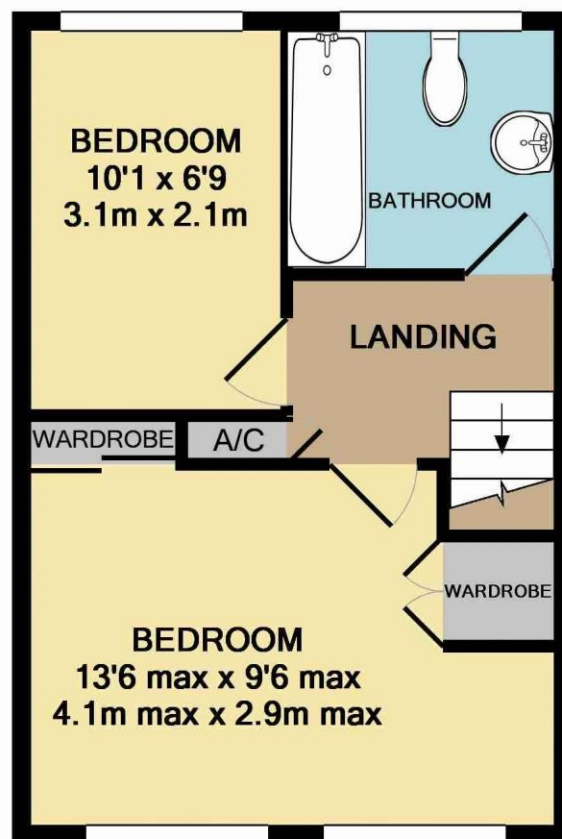
Outside Front

Having driveway parking and a lawned front garden with access to front door entry to side aspect.





GROUND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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