

- Popular Doddington Park Area
- Semi-Detached House
- 3 Bedrooms
- Kitchen Diner
- 14'7 Lounge
- First Floor Shower Room
- Non Overlooked Garden
- Driveway & Garage

Lydd Close, Doddington Park, LN6 0NZ,  
Monthly Rental Of £1,000



**\*\*AVAILABL NOW!\*\*** Enjoying a cul-de-sac position is this 3 bedroom semi-detached property situated within the Doddington Park area of Lincoln. The Accommodation comprises of a bay fronted lounge and a full width kitchen diner and access to a conservatory. 2 double bedrooms with built-in wardrobes, a third single bedroom and family bathroom. Outside to the rear there is an enclosed garden with fenced perimeters being mostly laid to lawn and single garage and parking for several cars. The property is situated to nearby local essential amenities that can be found in the Birchwood and Doddington Park areas. Council tax band: B. EPC rating C. Holding deposit £230. Deposit £1153.00



## Entrance Hall

Having uPVC front door to front aspect, stairs rising to first floor, radiator and coved ceiling. Access to:

## Lounge

14' 7" x 12' 6" (4.44m x 3.81m)

Having uPVC double glazed bay window to front aspect, wood laminate flooring, radiator, broadband and TV points. Access to:

## Kitchen Diner

10' 0" x 15' 8" (3.05m x 4.77m)

Having a range of eye and base level units with counter worktops, double oven, 4 ring gas hob and extractor hood, sink and drainer unit, space and plumbing for further appliances, finished with a tiled surround and tiled floor, uPVC door to side access for external entry, understairs storage cupboard, a wall mounted gas central heating boiler (approximately 5 year old with annual service), radiator and double doors leading into:

## Conservatory

9' 3" x 8' 0" (2.82m x 2.44m)

Being of brick base and uPVC surround and radiator.

## First Floor Landing

Having loft access and airing cupboard.

## Master Bedroom

9' 5" x 13' 1" (2.87m x 3.98m)

Having wood effect laminate flooring, uPVC double glazed window to front aspect, radiator and built-in wardrobe with mirrored effect sliding doors.

## Bedroom 2

9' 6" x 9' 5" (2.89m x 2.87m)

Having uPVC double glazed window to rear aspect, built-in wardrobe with mirrored effect sliding doors and radiator.

## Bedroom 3

6' 1" x 10' 1" (1.85m x 3.07m)

Having uPVC double glazed window to front aspect, wood effect flooring, radiator, built-in wardrobe and over stairs bulkhead.

## Bathroom

6' 2" x 5' 11" (1.88m x 1.80m)

Having low level WC, hand wash basin unit, shower cubicle, tiled floor and surround, chrome heated hand towel rail and a uPVC double glazed window obscured window to rear aspect.

## Garage

10' 1" x 19' 10" (3.07m x 6.04m)

Having up and over door, power source and uPVC personnel door.

## Outside Rear

Being enclosed with fenced perimeters and mostly laid to lawn.

## Outside Front

Having off street parking for a minimum of 2 vehicles.

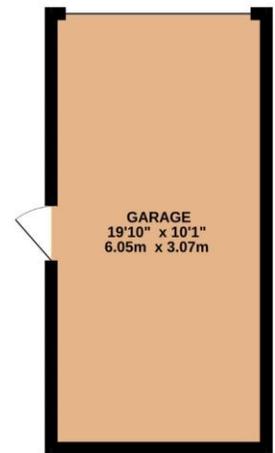
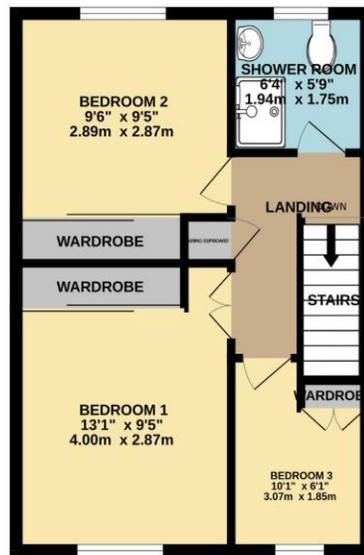
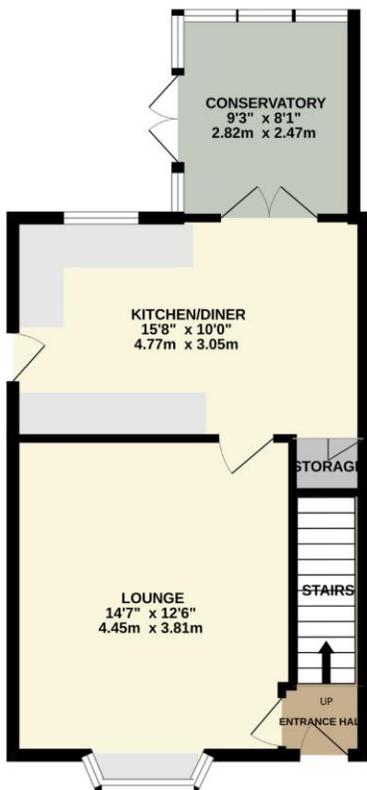




GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

2ND FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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.  
Made with Metropix ©2024

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.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE