

- Ground Floor Apartment
- Two Bedrooms & 3-Piece Bathroom
- Open Plan Living
- Allocated Parking
- Outdoor Patio Area
- Woodland View
- Leasehold With Service Charges
- No Onward Chain

Muirfield Close, Doddington Park, LN6 0FR  
Offers Over £125,000 Leasehold





Offered for sale with no onward chain is this 2-bedroom ground-floor apartment situated within the Doddington Park area of Lincoln. The property comes with an open plan arrangement of a lounge diner, with a stylish kitchen with a range of integrated appliances. There is a 3-piece bathroom suite that supports 2 bedrooms. Bedroom 1 has a built-in wardrobe. The entrance hall comes with a telecom entry system, a large storage cupboard, and gas central heating with a combination boiler. There is allocated parking for 1 vehicle and a patio garden which has views over a woodland area and scenic field view. The property is subject to leasehold terms and charges. We have been informed by the seller that the property can be sold fully furnished. For further details and viewing requests, please contact Stakey&Brown. Council tax band: B. Leasehold.



## Entrance Hall

Telecom entry system, an intruder alarm, 2 uPVC double-glazed windows, a radiator, a thermostat, and access to a large storage cupboard - housing the consumer unit and broadband point.

## Open Plan Lounge Diner

19' 2" x 11' 2" (5.84m x 3.40m)

A set of French doors to the rear aspect leading onto the patio garden, a gas radiator, 2 uPVC double-glazed windows to the rear aspect, a broadband point, and multiple power points and sockets. Access to:

## Kitchen

8' 10" x 8' 0" (2.69m x 2.44m)

A range of eye and base level units with counter worktops, space and plumbing for appliances, a stainless steel sink and drainer unit, an integrated dishwasher, a 4-ring gas hob with integrated oven and AEG extractor hood over, and a wall-mounted gas central combination boiler and a uPVC double-glazed window to the front aspect.

## Bathroom

6' 6" x 8' 0" (1.98m x 2.44m)

A panelled bath with a mains showerhead over, tiled surround, a pedestal wash hand basin unit, a low-level WC, a radiator, a uPVC double-glazed obscured window, an extractor unit, and a shaver point.

## Bedroom 1

15' 11" x 8' 6" (4.85m x 2.59m)

Having uPVC double-glazed French doors to the rear aspect leading onto the rear patio garden, a gas radiator, and a double built-in wardrobe.

## Bedroom 2

6' 8" x 12' 3" (2.03m x 3.73m)

Having a uPVC double-glazed window to the rear aspect and a gas radiator.

## Outside Front

Having allocated parking for 1 vehicle and a communal parking area.

## Outside Rear

A patio garden overlooking woodland and a green area.

## Agents Note

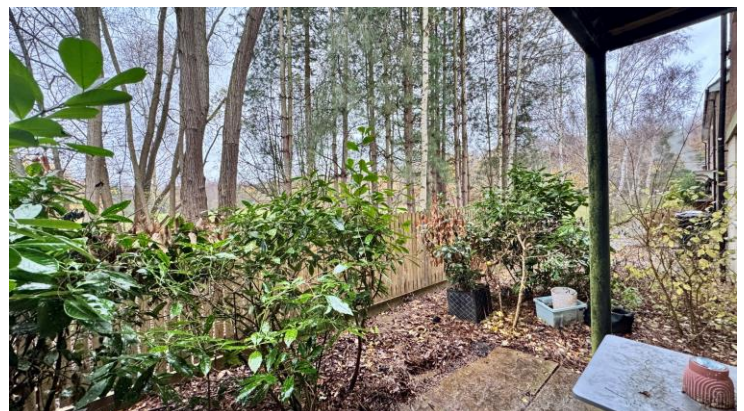
Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

## Agents Note 1

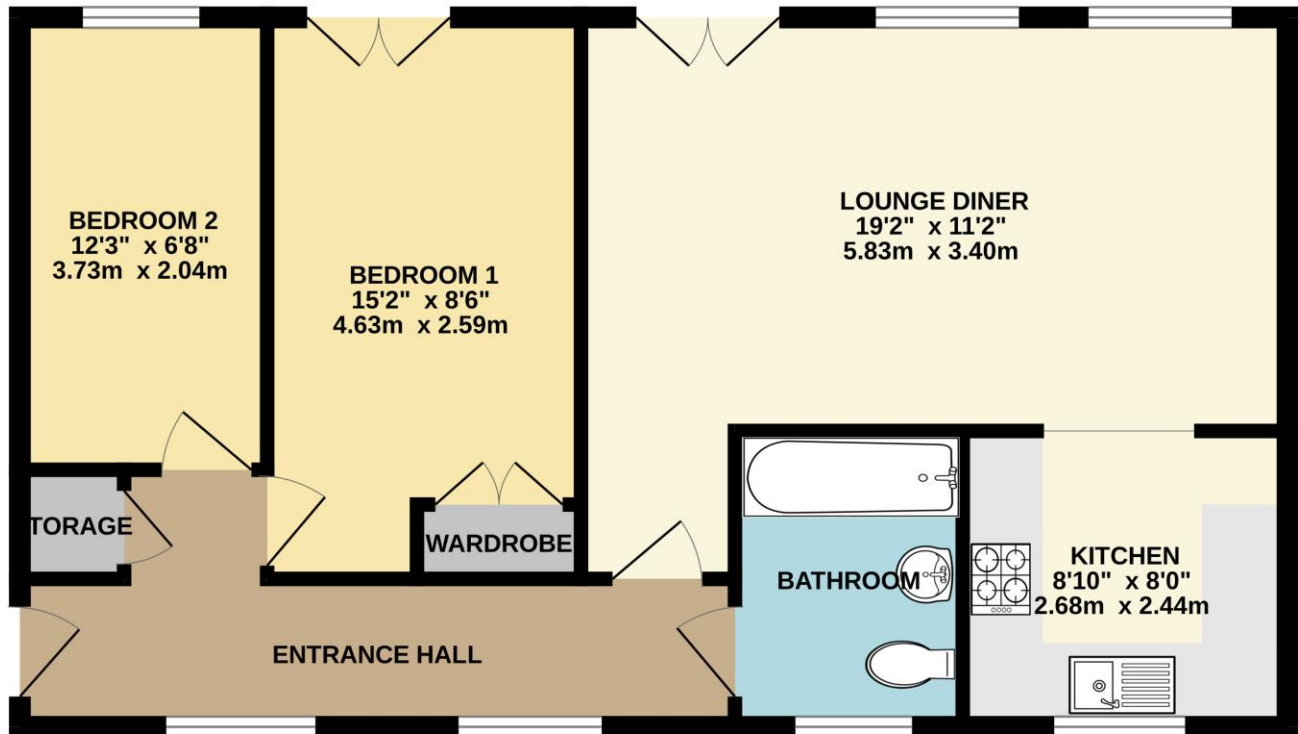
There is a service charge of £217 per calendar month, which includes buildings insurance.

## Agents Note 2

The photo shows the entire block. The apartment forms part of the block as shown.



**GROUND FLOOR**  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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.

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.

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