



**Finningley Road, Lincoln, LN6 0UQ**



**welcome to**  
**Finningley Road, Lincoln**

Early viewing is essential for this spacious and well-presented family home situated in the ever popular area of Doddington Park. Boasting five bedrooms, two reception rooms, driveway parking and integral double garage.



**Entrance Hall**

With laminate flooring and radiator.

**Cloakroom Wc**

With obscured double glazed window to the rear, wc, wash hand basin, part tiling to the walls and tiling to the floor.

**Lounge**

20' 11" x 12' ( 6.38m x 3.66m )

With double glazed window to the front, carpet flooring, radiator and archway to:-

**Dining Room**

11' 11" x 9' 11" ( 3.63m x 3.02m )

With double glazed door opening to Conservatory, carpet flooring and radiator.

**Kitchen**

11' 10" x 12' 8" ( 3.61m x 3.86m )

With double glazed door opening to the rear garden, double glazed window to the rear, a fitted kitchen in a range of wall and base units with island, breakfast bar and work surfaces, integral double oven, electric hob with extractor fan over, stainless steel sink and drainer, tiling to the floor, part tiling to the walls and radiator.

**Conservatory**

Of a quarter brick and uPVC construction with double glazed double doors opening to the rear patio and tiled flooring.

**First Floor Landing**

With double glazed window to the front, built in storage, airing cupboard, carpet flooring and radiator.

**Master Bedroom**

23' 1" x 12' 2" ( 7.04m x 3.71m )

With double glazed window to the rear, balcony, fitted wardrobes, carpet flooring and two radiators.

**En Suite**

With obscured double glazed window to the rear, shower, wc, wash hand basin with fitted units surrounding, part tiling to the walls, vinyl flooring and towel radiator.

**Bedroom Two**

9' 1" x 8' 8" ( 2.77m x 2.64m )

With double glazed window to the rear, carpet flooring and radiator.

**Bedroom Three**

9' 1" x 8' 9" ( 2.77m x 2.67m )

With double glazed window to the rear, carpet flooring and radiator.

**Bedroom Four**

7' 10" x 12' 2" ( 2.39m x 3.71m )

With double glazed window to the rear, built in storage, carpet flooring and radiator.

**Bedroom Five**

8' 7" x 9' 3" ( 2.62m x 2.82m )

With double glazed window to the front, built in storage, radiator and carpet flooring.

**Bathroom**

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin with fitted units surrounding, vinyl flooring, part tiling to the walls and heated towel rail.

**Double Garage**

Housing boiler.

**Store Room**

12' 1" x 9' 8" ( 3.68m x 2.95m )

Attached to garage with double glazed window to the rear.

**Outside**

Property benefits from a generous driveway to the front providing ample off road parking for multiple vehicles and access to the double garage with areas of lawn either side as well as mature trees and shrubs. Gated side access leads to a generous and very well maintained rear garden which is mainly laid to lawn with two patio areas ideal for seating and a range of mature trees, plants and shrubs.



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## welcome to Finningley Road, Lincoln

- WELL PRESENTED & SPACIOUS DETACHED HOME
- FIVE GENEROUS BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- MULTIPLE RECEPTION ROOMS
- FITTED KITCHEN WITH ISLAND & BREAKFAST BAR

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over  
**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122793 - 0003

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