



Stenigot Road, Lincoln

Asking Price £218,000


MARTIN&CO

A bright and modern living room. On the left, a brown leather sofa is adorned with colorful geometric patterned cushions. A white door with two small windows is visible behind the sofa. In the center, a wooden coffee table with a glass top holds a vase of purple flowers. A window with white frames and light-colored curtains is positioned behind the coffee table. To the right, a blue wall with a white geometric pattern serves as a backdrop for a dark wood TV stand. The stand holds a flat-screen TV, a gold lamp, and a small white figurine. A large potted plant sits next to the stand. In the foreground on the right, a light-colored armchair is partially visible. The ceiling is white with a modern chandelier. The floor is covered in a light-colored carpet.

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A bright and modern living room. On the left, a brown leather sofa is adorned with colorful geometric patterned cushions. A white door with two small frosted glass windows is visible. In the center, a window with white frames and light-colored curtains allows natural light in. A small wooden coffee table with a glass top holds a vase of purple flowers. To the right, a large blue wall with a white geometric pattern serves as a backdrop for a flat-screen TV. Below the TV is a dark blue console table with light-colored wooden doors and drawers. A potted plant and a small lamp are on the console. A light-colored armchair with a colorful cushion is in the foreground on the right. The ceiling is white with a modern chandelier.

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- A bright, modern bathroom and laundry room. The bathroom features a white pedestal sink, toilet, and a window with a patterned valance. The laundry room has a green accent wall, a round clock, and a white front-loading washing machine.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	81	95

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	81	95

Detached two bedroom property making for an ideal first time purchase, occupying a generous corner plot position in the popular residential area of Doddington Park. Built in 2017, this immaculate home is still enjoyed by its original owner. Viewings are highly recommended to truly appreciate. Comprising internally of a living room, kitchen diner and cloakroom, two bedrooms and a bathroom. Externally offering a generous landscaped rear garden and driveway parking for multiple vehicles to the front.

Doddington Park offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

EPC Rating - B
Council Tax Band - B
Tenure - Freehold

Living Room
14'2" x 13'10"
PVC entrance door and window to the front, carpet flooring, radiator, Drayton thermostatic control and ceiling lighting. Stairs rising to the first floor with a storage cupboard below.

Cloakroom
6'1" x 2'11"
Low level WC, pedestal wash basin, PVC window to the side, tiled flooring, heated towel rail, spot lit ceiling and extractor.



Kitchen Diner

14'2" x 7'6"

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven with electric hob and extractor over plus an integrated fridge freezer and slimline dishwasher plus space and plumbing for a washing machine. Tiled flooring, radiator, spot lit ceiling, PVC window and French doors to the rear, mains consumer unit and Ideal combination boiler housed.

Stairs / Landing

Carpet flooring, pendant fitting and access to the loft.

Bedroom

14'1" x 7'8"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom

14'1" x 7'0" (max measurements).

PVC window to the front, carpet flooring, pendant fitting, radiator and a built in over stairs storage cupboard.

Bathroom

6'2" x 5'7"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC window to the side, heated towel rail, vinyl tile effect flooring, spot lit ceiling and extractor.

Outside

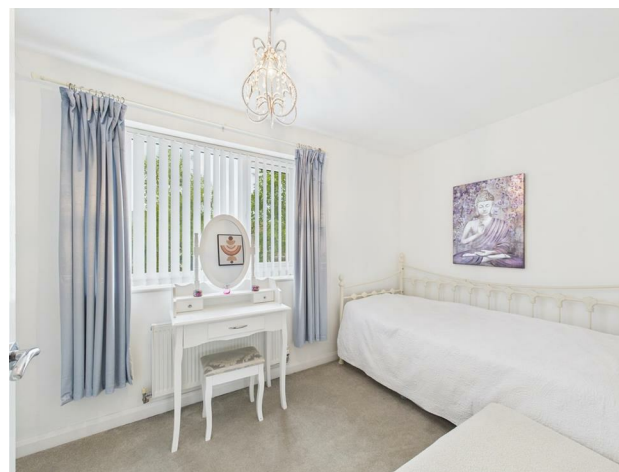
To the front is a gravelled driveway, suitable for multiple vehicles to park off road, feature lighting and gated access to the rear. Occupying a generous corner plot, the rear boasts a South East facing, landscaped garden with a paved patio seating area, decorative paving, gravelled and planted borders. To the side, beyond the trellis archway is a further 'secret' garden being mostly laid to lawn with planted borders and trees, feature lighting, water and power supply plus a garden shed that is included within the sale.

Fixtures & Fittings.

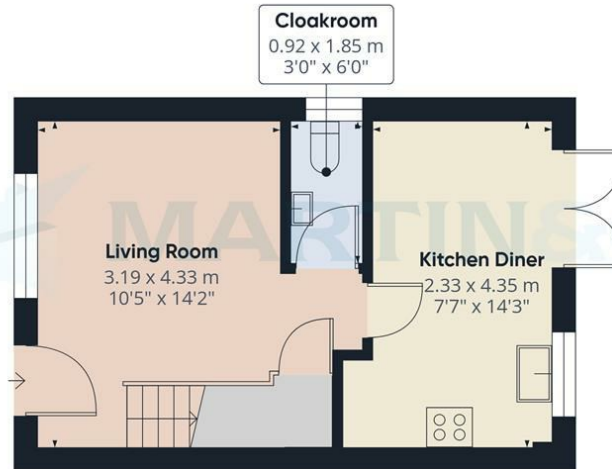
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to

obtain verification from their solicitor or surveyor.

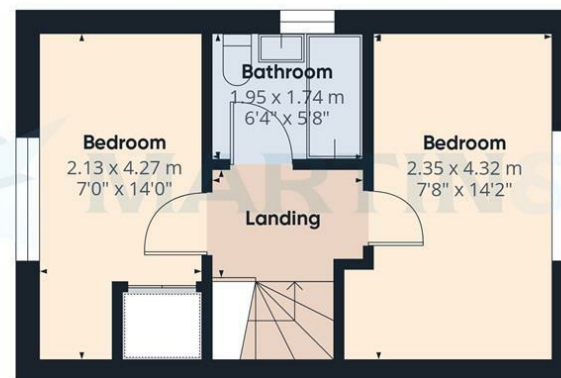
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1

Approximate total area⁽¹⁾

53.6 m²
576 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.