



9 Coalport Close
Doddington Park, Lincoln. LN6 3NA

BELL



9 Coalport Close Lincoln

NO ONWARD CHAIN!

This is a nicely presented three bedroom semi-detached property, situated in a popular residential area of the City. The accommodation comprises; entrance lobby into hall, lounge, dining room, kitchen, side entrance lobby, three bedrooms and bathroom.

There is a driveway with garden to the front, single garage and enclosed rear garden with paved patio, greenhouse and external garden room.

ACCOMMODATION

Entrance Lobby having uPVC obscure double glazed panel front door, brick featuring to one wall and wood style laminate flooring. Panel door with bull's-eye light through to:

Entrance Hall with staircase up to first floor, dado rail and radiator. Glazed door through to lounge and doors through to kitchen and:

Cloakroom comprising small wash hand basin with tiled splash back, low level WC, tiled floor and radiator

Lounge having a very pleasant outlook from the bay window out over the front garden and into the head of the Close; fireplace with tiled back and hearth and attractive period style moulded pine fire surround, coving, delft shelf and radiator. Large open archway through to:

Dining Room with a very pleasant westerly outlook through the adjoining conservatory to the gardens; coving, delft shelf, dado rail and radiator. uPVC double glazed French doors through to the adjoining:





Conservatory of good proportions and having delightful southerly and westerly outlooks over the rear garden; wood style laminate flooring and radiator. uPVC double glazed panel door providing access out onto the garden patio area.

Kitchen having a westerly view over the rear garden; a good range of fitted kitchen base, drawer and wall units, work surface with single drainer, one and a half bowl sink unit inset with room for laundry white good beneath. The work surface extends around the adjoining wall with space between units for a slot in gas cooker, cooker hood above and to one corner, the Worcester gas fired central heating boiler. Further work surface with drawer and cupboard space and room beneath for a dishwasher. To one corner is the door to access the walk-in under stairs storage/pantry cupboard. There is splashback to all fitted work surface areas, tiled floor and ceiling spotlight fitting. Stable door with upper obscure glazed lights through to:

Side Entrance Lobby with a view towards the driveway and into the Close as well as an outlook over the rear garden; tiled floor and light fitting. uPVC double glazed rear entrance door to grounds.

First Floor

Landing with a southerly outlook over neighbouring homes, built-in airing cupboard containing the insulated hot water cylinder, access to roof space and coving.

Bathroom of good proportions, having a panelled bath to one wall with Gainsborough shower fitting above, pedestal wash hand basin and low-level WC. Tiling to all walls to at least dado rail height, tile styled laminate flooring, coving, and radiator.

Bedroom 2 with a very pleasant view down over the rear garden and across to the north west to the nearby parkland; coving, dado rail and radiator.

Bedroom 1 with a north easterly view up Coalport Close from the bay window; extensive fitted wardrobe space to one wall with floor to ceiling sliding mirror panelled doors, coving and radiator.





Bedroom 3 with an outlook down over the driveway in front garden; coving and radiator.

OUTSIDE

The house stands in the head of the cul-de-sac and is approached across a part blocked paved driveway which runs down the side elevation through to the **Detached Garage** with up and over door and side service door through to the rear garden. The front garden has been laid to lawn with a shading mature birch tree and accompanying flowerbeds/borders.

The rear garden is of good proportions and has been laid to lawn in parts with accompanying flowerbeds and borders, shading birch tree and mature productive fig tree. There are paved patio areas on which to sit and enjoy the garden, two garden sheds and good size greenhouse. Integral to the rear of the garage there is small outside **Garden Room** with a pleasant view out over the garden to the north.

There is an outside water tap and a light fitting.

Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

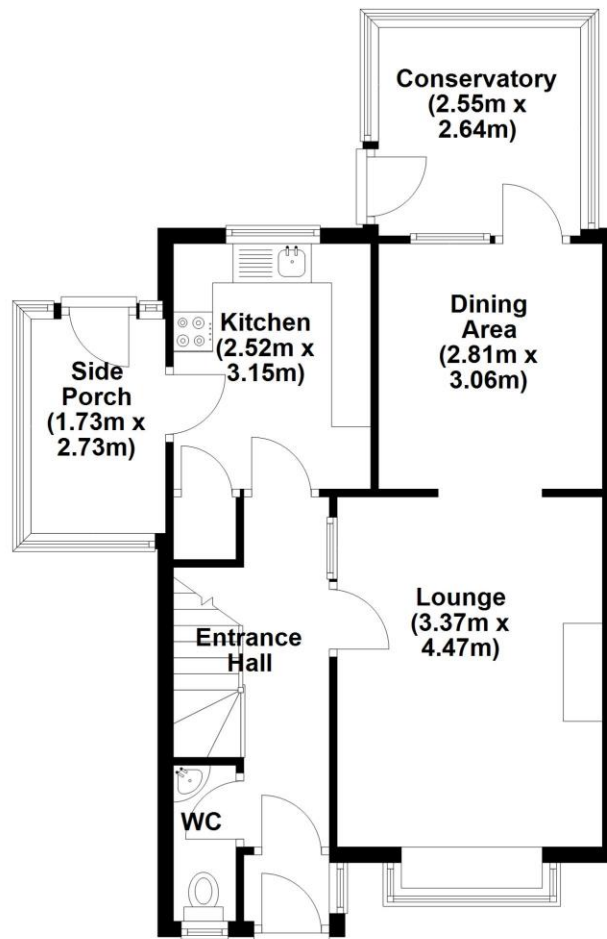
Brochure prepared 9.6.2025





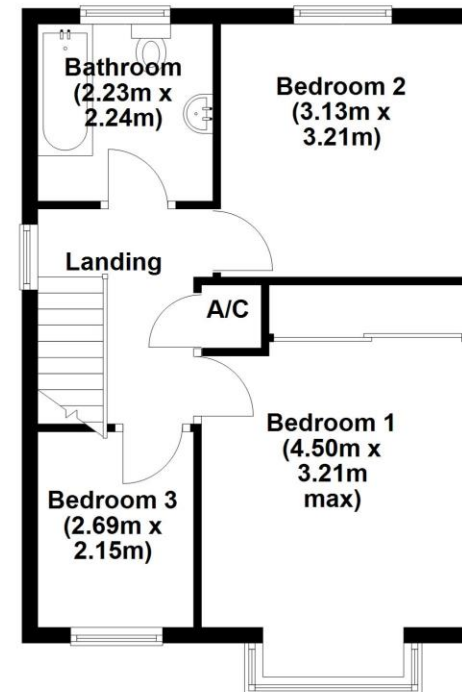
Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

