



Doddington Road, Lincoln



### Offers Over £350,000

- Extended Semi Detached House
- Five Bedrooms
- Three Reception Rooms
- 31ft Kitchen Living Space
- Approx Quarter Acre Plot
- Offers Great Potential
- Freehold
- EPC rating U





Occupying a plot just over a quarter of an acre this semi detached house has been extended to create flexible living accommodation with five bedrooms split between the two floors. Offering great potential the property has been priced to reflect the condition and needs some cosmetic finishing. The property now features a 31ft open plan kitchen living space with bi fold doors, 27ft lounge with log burning stove, utility and two further reception rooms, two bedrooms and shower room to the ground floor. One of the bedrooms has its own entrance giving the opportunity of an annexe. To the first floor there are three further double bedrooms, bathroom, separate wc while to the exterior there is a large driveway and parking to the front, rear garden with summer house, workshop, office and plunge pool project. An attached double garage is currently used as a studio but has the original up and over door in place behind a stud wall so could easily be changed back if needed.

The property also benefits from being in the catchment area for LSST and within walking distance of local shops.



### Entrance

The property is entered via a partly glazed door leading into the entrance porch with further glazed door into the hallway

### Hallway

With stairs to the first floor landing, understairs storage and inner lobby leading through to the kitchen/diner/living space.

### Lounge 27'7" x 12'1" (8.4m x 3.7m)

With box bay window to the front elevation, radiator and feature exposed brick fireplace with wood burning stove.

### Family Room 14'10" x 13'5" (4.5m x 4.1m)

With bay window to the front elevation, radiator and double sliding doors through to further reception room.

### Reception Room 13'5" x 12'4" (4.1m x 3.7m)

With access through to the utility.

### Bedroom 5 12'1" x 8'0" (3.7m x 2.4m)

With window to the side elevation and radiator.

### Open Plan Kitchen/Diner/Living Space 31'8" x 22'7" (9.7m x 6.9m)

With bi fold doors to the rear, tiled smart electric under floor heating, range of base and eye level units with worktop, breakfast bar area with sink and mixer tap, integrated dishwasher, range cooker point with extractor.

### Utility 12'5" x 7'7" (3.8m x 2.3m)

With roof light and plumbing for washing machine.

### Rear Lobby 0.00m x 0.00m (0'0" x 0'0")

Accessed from the kitchen leading to Bedroom 4 and Shower Room.

### Bedroom 4 13'1" x 10'4" (4m x 3.1m)

With window to the side elevation, part glazed door to the side elevation.



### Shower Room 6'11" x 5'5" (2.1m x 1.6m)

With roof light, heated towel rail, walk in shower enclosure, wash basin and low level wc.

### First Floor Landing

With stairs taken from the entrance hall.

### Bedroom 1 12'8" x 11'11" (3.9m x 3.6m)

With window to the front elevation and radiator.

### Bedroom 2 12'4" x 11'11" (3.7m x 3.6m)

With window to the front elevation and radiator.

### Bedroom 3 12'8" x 11'4" (3.9m x 3.4m)

With window to the rear elevation and radiator.

### Bathroom 7'10" x 6'10" (2.4m x 2.1m)

With window to the front elevation, shaped bath with shower and screen, wash basin and built in storage cupboard.

### Separate WC

With window to the rear elevation, low level wc and built in storage cupboard.

### Outside

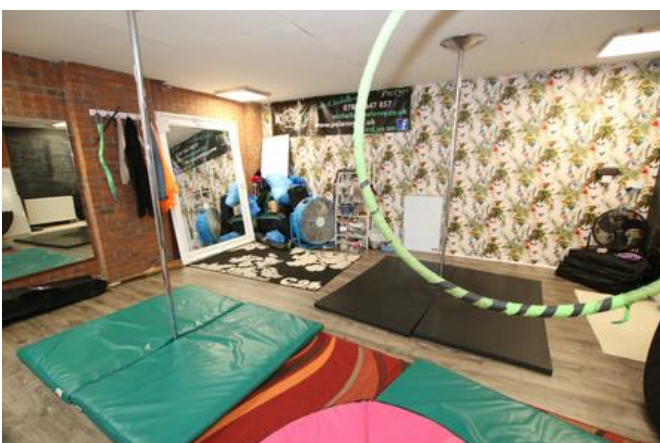
To the front is a gravelled driveway and parking. This extends to the side with gated access into the rear garden.

### Garage/Studio 19'1" x 18'0" (5.8m x 5.5m)

Currently part converted into a studio with heating and lighting. Part glazed upvc door to the rear elevation, the original up and over door to the front is still in place and could easily be changed back into garage use.

### Office 10'8" x 6'1" (3.3m x 1.9m)

Attached to the rear of the property with own access and window to the rear with power connected.





### Workshop 16'5" x 11'6" (5m x 3.5m)

Detached wooden structure with upvc french doors and window, power and light connected.

### Summer House 18'0" x 10'0" (5.5m x 3m)

Wooden summer house with power and light connected.

### Rear Garden

To the rear of the property there is a paved patio, lawned area, gazebo for hot tub and partially built plunge pool.

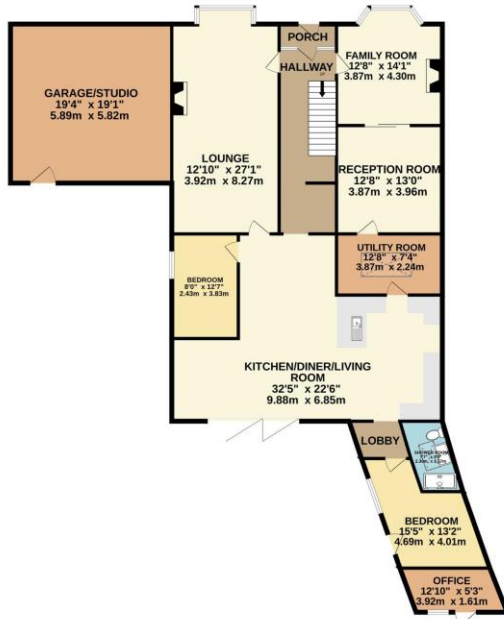
### Tenure 0.00m x 0.00m (0'0" x 0'0")

Freehold

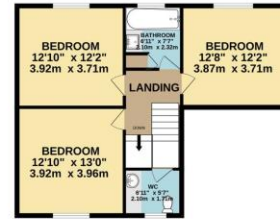
### Agents Note 0.00m x 0.00m (0'0" x 0'0")

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GROUND FLOOR  
2176 sq.ft. (202.2 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



DODDINGTON ROAD, LINCOLN LN6 7EY

TOTAL FLOOR AREA : 2828 sq.ft. (262.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	29 F	
1-20	G		



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