



Hibaldstow Road, Lincoln



**£159,950**

- Well Presented Semi Detached House
- Cul De Sac Position
- Two Bedrooms
- Lounge & Dining Kitchen
- Gardens, Drive & Garage
- GCH & uPVC DG
- Freehold & No Chain
- EPC rating D



Well Presented Semi Detached House situated in a cul de sac position within the popular area of Doddington Park. No Onward Chain. The accommodation comprises Lounge, Dining Kitchen, Landing, Two Bedrooms and Bathroom. Outside there are gardens to the front and rear and driveway leading to the detached garage.

### Lounge

14'8" x 11'1" (4.5m x 3.4m)

Door to side aspect and bow window to front aspect. Stairs to first floor and radiator.

### Dining Kitchen

11'1" x 7'2" (3.4m x 2.2m)

Door and window to rear aspect. Fitted with a range of wall and base units with work surface over and breakfast bar. Stainless steel drainer sink unit with mixer tap, oven, four plate hob with extractor hood over and space and plumbing for washing machine. Radiator.

### Landing

Loft access and built in cupboard housing wall mounted gas central heating boiler.

### Bedroom One

11'1" x 8'4" (3.4m x 2.5m)

Two windows to front aspect, radiator and built in storage cupboard.

### Bedroom Two

7'2" x 6'1" (2.2m x 1.9m)

Window to rear aspect and radiator.



### Bathroom

8'4" x 4'7" (2.5m x 1.4m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with wall mounted shower appliance. Part tiled walls and radiator.

### Outside

To the front of the property is a lawned garden and gravelled driveway leading to the detached garage. To the rear of the property is a lawned garden with paved area to the rear.

### Garage

19'1" x 10'6" (5.8m x 3.2m)

Up and over door, personal door and window to side aspect and window to rear aspect. Power and lighting.

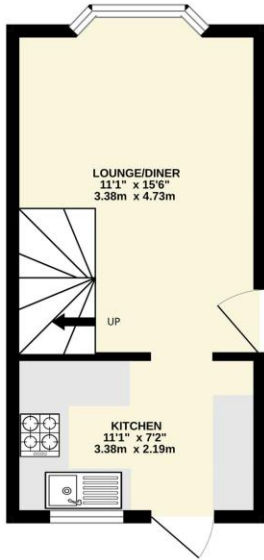
### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

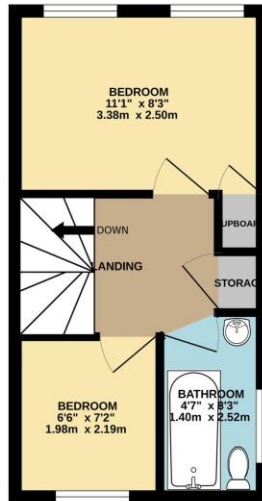


# Floorplan

GROUND FLOOR



1ST FLOOR



60HIBALDSTOW ROAD, LINCOLN LN6 3PX

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.  
Made with Memento 02/24



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk