



Doddington Road, Lincoln



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£150,000



## Key Features

- Apartment
- Ground Floor
- Parking
- Popular Location
- Two Bedrooms
- Bay Fronted
- EPC rating E
- Leasehold





Ground Floor Flat to the rear of the building. With allocated parking, private rear yard and within walking distance of local schools, shops and other amenities.

The accommodation comprises Individual Entrance, Entrance Hallway, Lounge, Kitchen, Two Double Bedrooms, Shower room, Rear Terrace and Off Road Parking. The property benefits from being sold with NO ONWARD CHAIN.

#### Entrance Hall

External door to side aspect and radiator.

#### Kitchen 2.80m x 3.32m (9'2" x 10'11")

Window to side aspect and fitted with a range of wall and base units with worktops over, electric oven, four ring gas hob with extractor over, sink with drainer, integrated washing machine, and storage cupboard.

#### Lounge 5.79m x 4.29m (19'0" x 14'1")

Bay window to side aspect and radiator.

#### Bedroom One 3.05m x 5.18m (10'0" x 17'0")

Two windows to rear aspect and radiator.

#### Bedroom Two 3.84m x 3.44m (12'7" x 11'4")

Window to rear aspect and radiator.

#### Bathroom 2.80m x 2.26m (9'2" x 7'5")

Window to side aspect and fitted with walk in shower, low level WC, wash hand basin, extractor and radiator.

#### Outside Front

Allocated parking space.

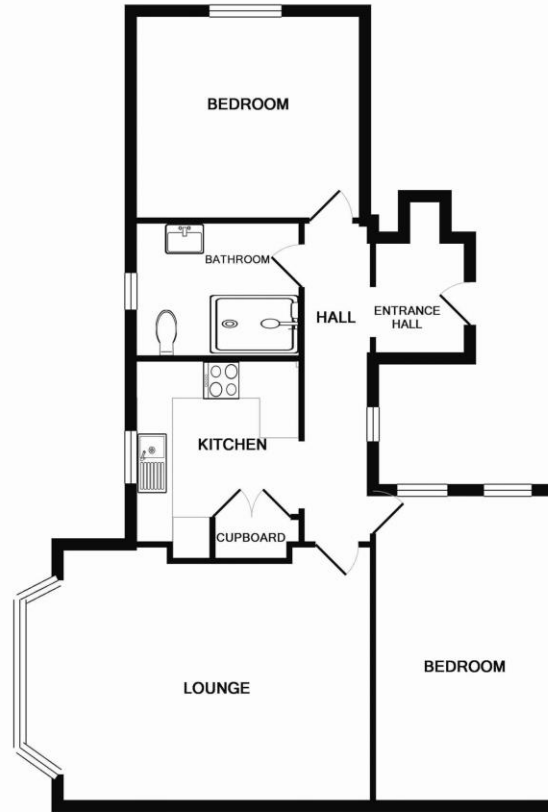
#### Outside Rear

Private graveled courtyard.

#### Agent Note

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FLAT , DODDINGTON ROAD, LINCOLN LN6 7EN  
 TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

