



Dorrigan Close, Lincoln



£255,000

- Four Double Bedrooms
- Two En-Suites
- Allocated Parking
- Link Detached
- Garage
- Popular Location
- EPC rating U



Situated in the popular St George's development, this four-bedroom three storey link-detached house has not just space on offer but plenty of versatility. This sought after area is close to shops, supermarkets, schooling, transport links and much more making it the ideal location for a family to grow. The internal accommodation enjoys a practical layout and comprises: Entrance Hall, Lounge Diner, Breakfast Kitchen, Downstairs WC, First Floor Bedroom with En Suite, two further Bedrooms, Family Bathroom and Second Floor Master Bedroom with En Suite. Externally there is allocated parking, and the Rear Garden enjoys a fully enclosed and low maintenance aspect, the property further benefits from having a Single Garage. This property must be viewed internally to be appreciated.

Entrance Hall

Doors leading to Kitchen Diner, WC, lounge and stairs to first floor.

WC

Window to front aspect and fitted with wash hand basin, low level WC and radiator.

Kitchen Diner

4.24m x 2.90m (13'11" x 9'6")

Fitted with a range of modern wall and base units with work tops over, stainless steel sink with drainer. Induction hob, two built in single ovens and plumbing for washing machine and dish washer. Window to front aspect and radiator.



Lounge

4.95m x 3.71m (16'2" x 12'2")

Window and patio doors to rear aspect and radiator.

Landing

Doors leading to three bedrooms, bathroom and stairs leading to master bedroom. Window to rear aspect and radiator.

Bedroom Two

3.48m x 2.87m (11'5" x 9'5")

Window to rear aspect, door leading to En-suite, walk in wardrobe and radiator.

En-suite

Fitted with shower cubicle, wash hand basin, low level WC and radiator.

Bedroom Three

3.15m x 2.87m (10'4" x 9'5")

Window to front aspect and radiator.

Bedroom Four

2.74m x 2.44m (9'0" x 8'0")

Windows to front and back aspect and radiator.

Bathroom

Fitted with panel bath with shower over, wash hand basin, low level WC and radiator. Window to front aspect.

Bedroom One

4.60m x 3.86m (15'1" x 12'8")

Window to front aspect, access to En-suite, built in wardrobes and radiator.

En-Suite

Fitted with double shower cubicle, wash hand basin, low level WC and radiator.



Garage

Fitted with up and over door.

Outside Rear

Enclosed landscaped garden with raised patio area and artificial grass.

Agent Note

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Floorplan



DORRIGAN CLOSE, LINCOLN

TOTAL FLOOR AREA : 1139 sq ft. (105.8 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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