



Staffordshire Crescent,  
Lincoln



**£325,000**

- Detached Bungalow
- Three Bedrooms
- Fully Refurbished
- Double Garage
- Ample Parking
- Ensuite & Family Bathroom
- Freehold
- EPC rating D



Well Presented Detached Bungalow situated within the popular Doddington Park area and within walking distance of a variety of amenities to include shops, gym and schools. The accommodation comprises Entrance Hall, Lounge, 17ft Dining Kitchen with integrated appliances, Bathroom, Three Bedrooms with Ensuite facilities to Bedroom One. Outside Gardens to the front and rear, with extensive driveway leading to a detached double garage.

### Entrance Hall

Door to front aspect, radiator, built in storage cupboard and loft access.

### Lounge

13'7" x 11'11" (4.1m x 3.6m)

Bow window to front aspect, radiator and coving to ceiling.

### Dining Kitchen

17'3" x 9'9" (5.3m x 3m)

French doors and window to rear aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Integrated appliances include oven, gas hob with extractor hood over, integrated microwave, fridge freezer and washing machine. Part tiled walls, radiator and coving to ceiling.

### Bedroom One

10'10" x 8'5" (3.3m x 2.6m)

Window to rear aspect and radiator.





### Ensuite

7'5" x 2'11" (2.3m x 0.9m)

Window to rear aspect. Fully tiled and fitted with low level wc, wash hand basin and shower cubicle. Chrome heated towel rail.

### Bedroom Two

12'6" x 10'7" (3.8m x 3.2m)

Window to front aspect, radiator and fitted wardrobes.

### Bedroom Three

9'4" x 7'5" (2.8m x 2.3m)

Window to front aspect and radiator.

### Bathroom

7'5" x 5'2" (2.3m x 1.6m)

Window to rear aspect. Fully tiled and fitted with a low level wc, wash hand basin with vanity, panelled bath with shower appliance. Radiator.

### Outside

To the front of the property is a lawned garden with paved pathway and driveway leading to double gates.

To the rear of the property is an enclosed lawned garden with paved patio. The gravelled driveway leads to the detached double garage.

### Double Garage

Up and over door, 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  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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