



Nightingale Crescent, Lincoln



3



1



2

£200,000



Key Features

- Semi-Detached House
- Three Bedrooms
- Allocated Parking
- Mature Garden
- Popular Location
- GCH & uPVC Double Glazing
- EPC rating C
- Tenure: Freehold





Three bedroom Semi-Detached house located in the popular area of Doddington Park. Ideally position within walking distance of a range of local schools, shops, doctors and Hartsholme Park.

The property accommodation comprises of Entrance Hall, Lounge, Kitchen Diner and Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a communal green space. To the rear of the property there is an enclosed mature garden with patio and lawned area with gated path leading to two allocated parking spaces.

The property benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

With access to the stairs and lounge.

Lounge 16'4" x 10'10" (5m x 3.3m)

With a window to the front aspect, hardwood shutters, decorative fireplace and radiator.

Kitchen/Diner 14'9" x 11'9" (4.5m x 3.6m)

With a window to the rear aspect, access to under stairs cupboard, french doors opening into the conservatory, a range of wall and base units, integrated oven with a four-ring gas hob over, integrated dishwasher, sink with drainer unit, space for washing machine/dryer and tiled splashback.

Conservatory 12'11" x 9'6" (3.9m x 2.9m)

With wood effect flooring and patio door leading to the rear garden.

Landing

With access to airing cupboard, bathroom and the bedrooms.





Bathroom 7'10" x 7'2" (2.4m x 2.2m)

With a window to the side aspect, tile panelled bath, WC, vanity unit with wash hand basin over, tiled flooring and radiator.

Bedroom One 14'9" x 8'10" (4.5m x 2.7m)

With a window to the front aspect, hardwood shutters, fitted wardrobe and radiator.

Bedroom Two 11'2" x 7'2" (3.4m x 2.2m)

With a window to the rear aspect, hardwood shutters, fitted wardrobe and radiator.

Bedroom Three 9'2" x 6'5" (2.8m x 2m)

With a window to the rear aspect, fitted wardrobe and radiator.

Outside

With a small lawn and path to the entrance door to the front of the property. And the rear of the property is a mature rear garden with patio and lawn surrounded by mature shrubs and trees.

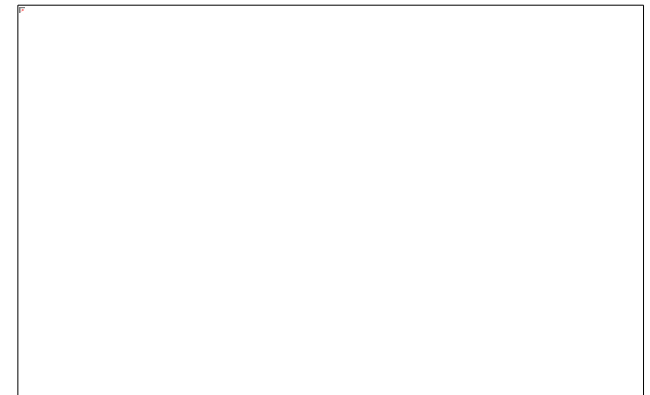
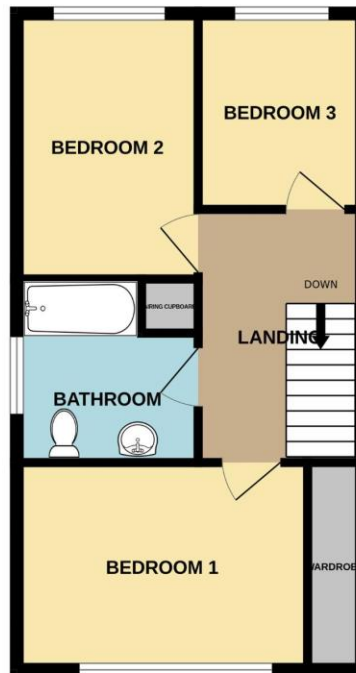
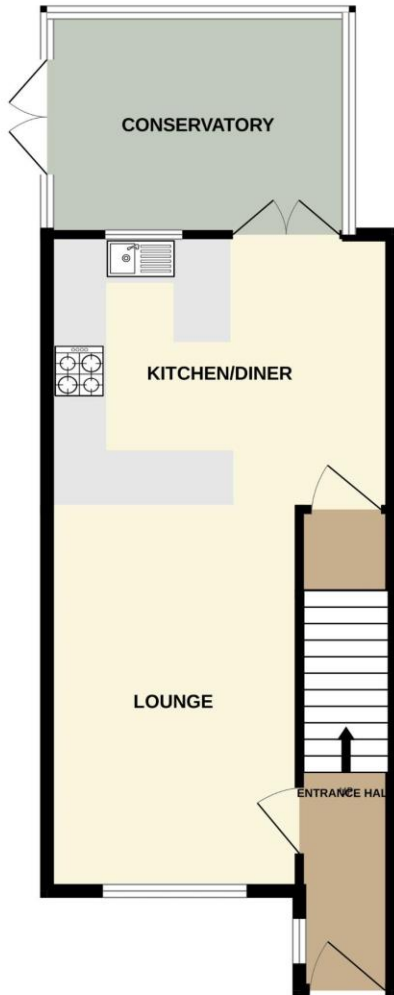


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GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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