



Cherry Blossom Court, Lincoln



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**£175,000**

- Modern Mid-Terrace House
- Two Double Bedrooms
- Downstairs WC & Upstairs Bathroom
- Driveway & Garden
- Popular Location
- Newly Fitted Boiler
- Freehold
- EPC rating U





Well presented TWO BEDROOM Modern Mid-Terrace House, perfect for first time buyers or investors. Located in the popular area of Doddington Park and within walking distance of the local schools, shops and parks.

The property comprises of Entrance Hall, WC, Kitchen and Lounge to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Outside the property to the front there is a Single Driveway and to the rear of the property there is an enclosed lawned garden with raised decking area. The property also benefits from Gas Central Heating and uPVC Double Glazing throughout.

### Entrance Hall

External door to front aspect, staircase to the first floor and radiator.

### Downstairs WC

3'1" x 4'7" (0.9m x 1.4m)

With low level WC, wash hand basin, extractor fan and radiator.

### Lounge

14'5" x 10'11" (4.4m x 3.3m)

With French doors into the rear garden, storage cupboard and radiator.



### Kitchen

11'7" x 7'5" (3.5m x 2.3m)

With window to the front aspect. Fitted with wall and base units, worksurfaces over, tiled splashback, stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher and washing machine, electric oven with gas hob, extractor hood and radiator.

### First Floor Landing

With loft access and radiator.

### Bedroom One

14'6" x 8'8" (4.4m x 2.6m)

With window to the rear, fitted wardrobes and radiator.

### Bedroom Two

14'6" x 7'7" (4.4m x 2.3m)

Dual windows to front aspect, storage cupboard built over and radiator.

### Family Bathroom

5'4" x 7'5" (1.6m x 2.3m)

Fitted with panel bath and overhead shower, low level WC, wash hand basin, extractor fan and radiator.

### Outside

To the front of the property there is a single driveway and path leading to front door. To the rear of the property there is an enclosed lawned garden and raised decking area.

### Agent Notes

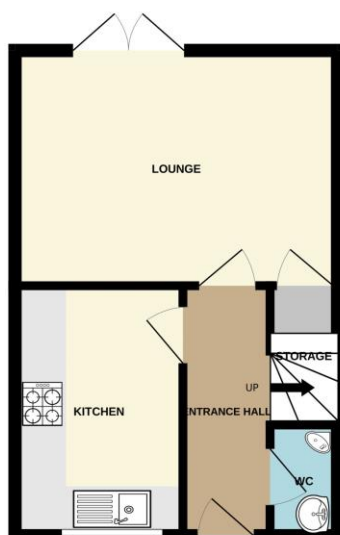
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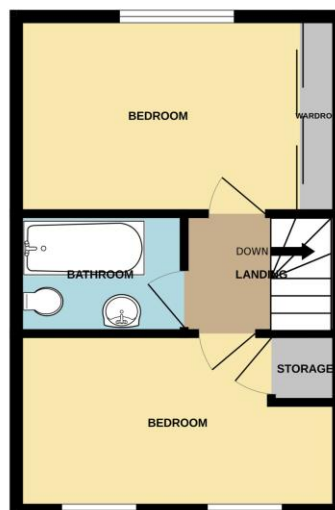


# Floorplan

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



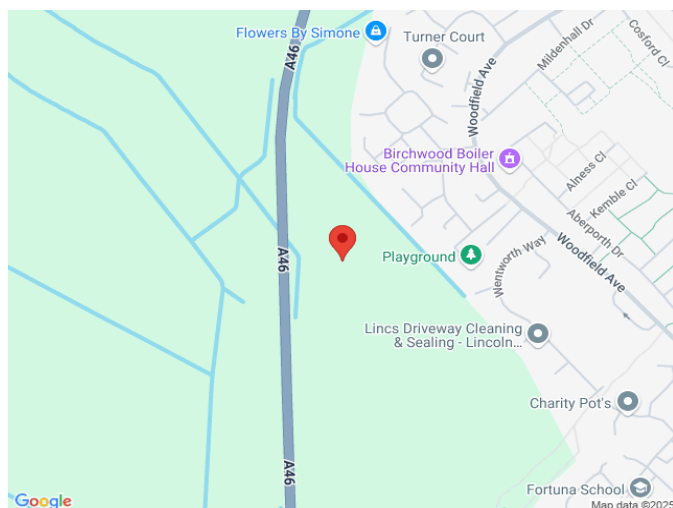
1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



CHERRY BLOSSOM COURT, LINCOLN, LN6 6TB

TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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