



Spilsby Close, Lincoln



**£124,950**

- Modern Townhouse
- Cul De Sac Position
- One Bedroom
- No Onward Chain
- Off Road Parking
- EPC Grade: C



**ONE BEDROOM** Mid Townhouse in a cul de sac position within Doddington Park. Accommodation on the ground floor comprises; Entrance Hall with storage, Living Area with Stairs to the Mezzanine Bedroom, Kitchen and Bathroom. Boasting uPVC double glazing, Gas Central Heating and Off Road Parking.

### Entrance Hall

The property is entered via a upvc door to the front elevation leading into the entrance hall.

### Lounge 4.04m x 3.35m (13'4" x 11'0")

With patio door to the garden, stairs off to first floor and tv point.

### Kitchen 3.35m x 2.26m (11'0" x 7'5")

With a range of base and eye level units, worktop with tiled splashback and sink, cooker point, plumbing for washing machine and space for fridge.





### Bathroom

With window to front elevation, panelled bath with electric shower over, pedestal washbasin and low level wc.

### Bedroom 3.35m x 2.97m (11'0" x 9'8")

With stairs taken from lounge and having two windows to the front elevation.

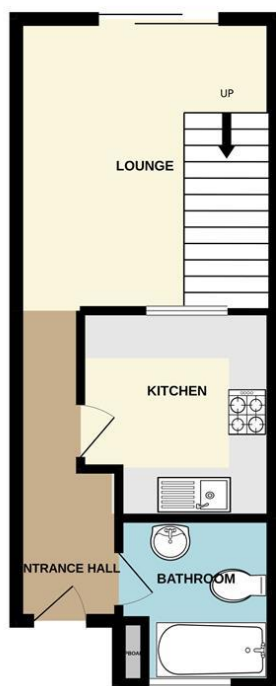
### Outside

To the front of the property there is a gravelled drive with off street parking and a built in storage cupboard. To the rear there is a patio area with the remainder laid to lawn and enclosed by wooden fencing.

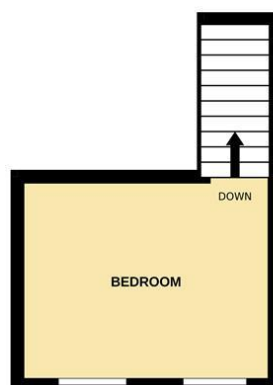
### Agent Notes

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GROUND FLOOR



1ST FLOOR



SPILSBY CLOSE, LINCOLN LN6 3YX

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

89 B



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