



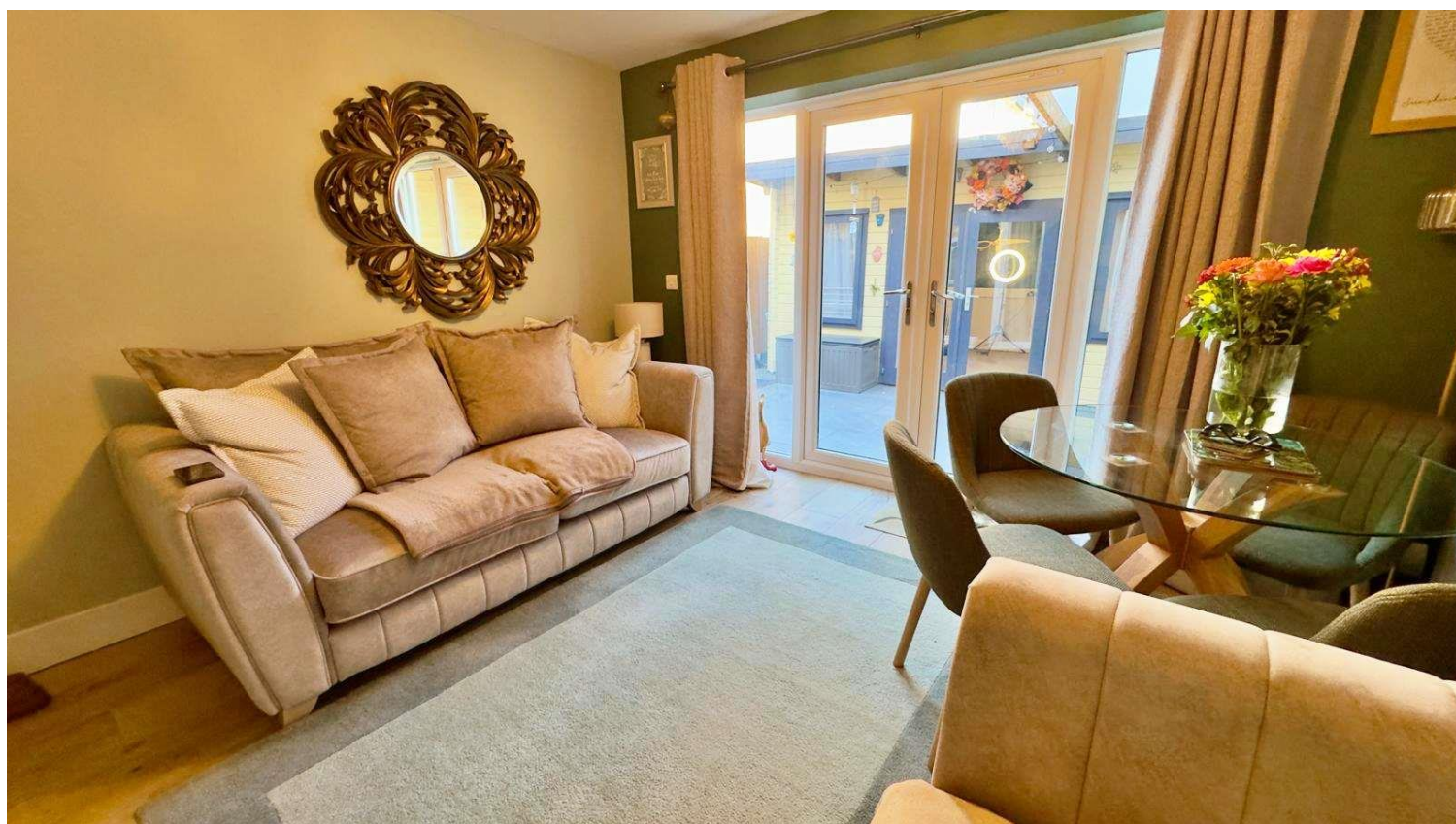
- Modern Semi-Detached House
- Studio In Rear Garden
- Two Bedrooms
- Off Street Parking For Two Cars
- Lounge Diner
- Quality Kitchen & Bathroom
- Downstairs WC
- Immaculate Condition Throughout

Fulmar Road, Doddington Park, LN6 0LA  
£199,950





Situated in the sought after location on Fulmar Road in Lincoln. Starkey&Brown are delighted to offer for sale this very well-presented two bedroom semi-detached house. The property also benefits from having a large studio in the rear garden which is fully plumbed in for water, power and lighting and is currently being used as a hairdressing salon but could be used for multitude of other uses, home gym or home office. Accommodation of the property comprises of two bedrooms and a bathroom to the first floor. Whilst downstairs has a lounge diner with French doors to garden and a kitchen with a range of built-in appliances and a downstairs WC. Internal inspection is highly recommended. Council tax band: A. Freehold.



## Front door into:

### Kitchen

11' 10" x 8' 4" (3.60m x 2.54m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, built-in appliances include a Bosch washing machine, fridge freezer, a single sink with a single drainer unit, and a uPVC window to the front aspect.

### Inner Hallway

Door to:

### Downstairs WC

Two-piece suite comprising a low-level flush WC and a wash hand basin.

### Lounge Diner

12' 10" x 11' 10" (3.91m x 3.60m)

Stairs rising to the first floor, a radiator, and a uPVC French door leading to the rear garden.

### First Floor Landing

#### Bedroom 1

12' 0" x 8' 2" (3.65m x 2.49m)

Full-length fitted wardrobes with sliding doors, a uPVC window to the front aspect, and a single radiator.

#### Bedroom 2

9' 6" x 6' 0" min (2.89m x 1.83m)

A single radiator and a uPVC window.

### Bathroom

5' 6" x 5' 6" (1.68m x 1.68m)

A corner shower cubicle with a rainfall shower inset, a wash hand basin, a low-level flush WC, a stainless steel heated towel rail, and a uPVC frosted window.

### Outside Rear

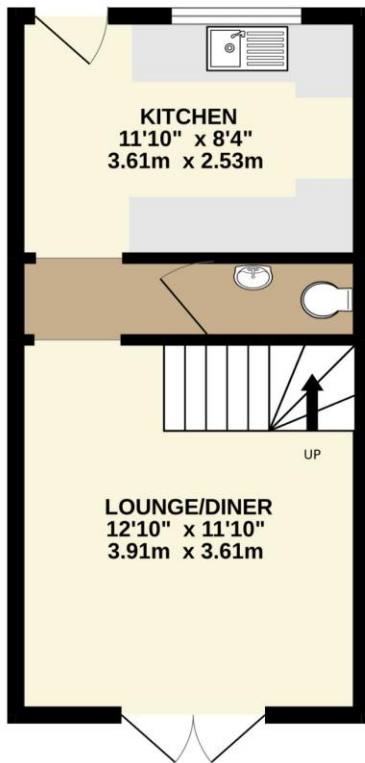
The rear courtyard garden has Italian tiles and a barbecue area with a covered roof.

### Studio

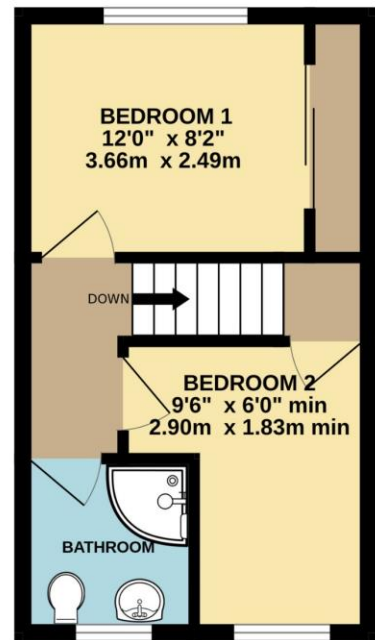
Plumbed for water, light, and power. Bright and spacious, and can be used for a multitude of uses. Currently being used as a hairdressing salon.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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