



Flat 1, 24 Doddington Road

Lincoln, LN6 7EN



Book a Viewing!

Offers Over £200,000

A truly outstanding three bedroom home, beautifully blending the elegance and character of a period home with high quality contemporary finishes throughout. Immaculately presented and finished to an exceptional standard, this stunning bay-fronted home retains a wealth of original charm including feature fireplaces, ornate ceiling roses and cast iron radiators, whilst benefiting from a stylish modern kitchen, two luxurious bathrooms and thoughtfully designed accommodation arranged over three floors.

Perfectly suited to professionals, growing families or those seeking something a little different, the property offers spacious and versatile living, complemented by its own private patio area and allocated parking for two vehicles. Situated on the ever popular Doddington Road, the property enjoys a superb position offering excellent access to both Lincoln City Centre and North Hykeham. A wide range of amenities are close by, including supermarkets, schooling and leisure facilities whilst excellent road links provide convenient access to the A46, making it an ideal location for commuters and professionals alike.

The accommodation comprises an entrance hall, beautifully appointed kitchen, elegant lounge, luxurious family bathroom, two double bedrooms and a versatile third bedroom to the first floor, with the second floor offering a further generous double bedroom and an additional shower room. Externally, the property enjoys its own dedicated patio area together with allocated off-road parking.





LOCATION

Situated on the ever popular Doddington Road, the property enjoys a superb position between Lincoln City Centre and North Hykeham, offering excellent connectivity for commuters and families alike. The area is exceptionally well served by a wide range of amenities, including the nearby Forum Shopping Centre in North Hykeham, home to supermarkets, independent retailers, cafés and everyday conveniences. Excellent schooling is available for all ages, together with nearby healthcare facilities, leisure centres and scenic green spaces including Boultham Park and Hartsholme Country Park. The property also benefits from easy access to the A46 bypass, providing excellent road links to Newark, Lincoln and beyond, whilst regular public transport services offer convenient access into the city centre and surrounding areas.

ENTRANCE HALL

A welcoming entrance setting the tone for the quality found throughout the home. Accessed via a glazed composite entrance door and featuring stylish LVT flooring flowing throughout, an impressive upright cast iron radiator, UPVC double glazed window to the side aspect, utility cupboard providing plumbing and space for a washing machine and tumble dryer, whilst also housing the wall-mounted gas combination boiler. An attractive internal glazed opening creates a seamless connection through to the kitchen.



KITCHEN

9' 10" x 8' 10 max" (3m x 2.69m) A beautifully designed contemporary kitchen fitted with a comprehensive range of modern units complemented by quality work surfaces incorporating a composite sink with mixer tap. Integrated appliances include an induction hob with extractor over, electric oven, dishwasher and fridge/freezer. Finished with under-cabinet lighting, LED spotlights and LVT flooring, creating a stylish yet highly practical space.

LOUNGE

15' x 13' 11" (4.57m x 4.24m) A superb reception room full of charm and character, centered around an elegant open marble fireplace. The attractive bay window floods the room with natural light, while ornate ceiling roses, cast iron radiators and tasteful décor combine to create an exceptional living space that perfectly complements the property's period heritage.



BATHROOM

10' 9" x 5' 10" (3.28m x 1.78m) Beautifully appointed with a modern three-piece suite comprising a paneled bath with hot/cold taps and electric shower over, pedestal wash hand basin and WC. Finished with contemporary tiled flooring, tiled splash backs, LED illuminated mirror, spotlights, extractor fan and frosted UPVC double glazed window.

BEDROOM 1

15' x 13' 10" (4.57m x 4.22m) An impressive principal bedroom enjoying a striking dual aspect with an attractive bay window to the front alongside additional side-facing windows. A wonderfully bright and spacious room offering ample space for bedroom furniture, complemented by a radiator.



BEDROOM 3

11' 6 max" x 7' 8 max" (3.51m x 2.34m) A versatile room equally suited as a nursery, guest bedroom, dressing room or home office. Benefiting from a UPVC double glazed window to the side aspect, radiator and spotlights.

SECOND FLOOR LANDING

With built-in mirrored wardrobe storage and access to the second floor accommodation.

BEDROOM 2

15' 3 max" x 10' 5 max" (4.65m x 3.18m) A spacious second-floor double bedroom featuring two Velux-style windows, spotlights and radiator, creating a bright and comfortable retreat.



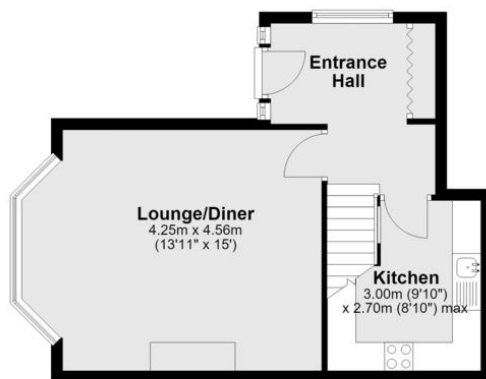
SHOWER ROOM

Fitted with a stylish three-piece suite comprising a shower cubicle with electric shower, vanity wash hand basin and WC. Finished with tiled flooring, tiled splash backs, chrome heated towel radiator, spotlights, Velux style window and extractor fan.



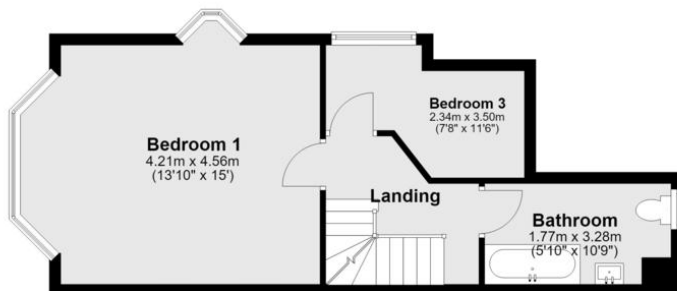
Ground Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



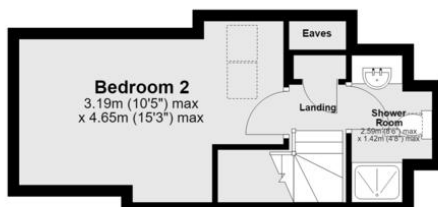
First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Second Floor

Approx. 19.9 sq. metres (213.9 sq. feet)



Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

OUTSIDE

The property further benefits from its own dedicated patio area, creating a fantastic outdoor space for seating, entertaining or simply enjoying the warmer months. An outside tap provides additional convenience, whilst allocated parking for two vehicles to the front, further enhances the property's appeal.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease – 114 years

Annual Ground Rent & Maintenance Charge - £395.00

Ground Rent Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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