



Fulmar Road, Lincoln



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£230,000

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom & Downstairs WC
- Garage & Driveway
- Popular Location
- Freehold
- EPC rating TBC



Spacious three bedroom semi detached house located in the sought after area of Doddington Park. Perfectly positioned within walking distance of a wide range of local amenities, including Birchwood Shopping Centre, Co-op supermarket, pharmacy, doctors' surgery, local schools, takeaways and everyday shops, as well as Birchwood Leisure Centre and nearby green spaces. The property is also conveniently placed for access to the A46 bypass and transport links into Lincoln City Centre.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen and Conservatory to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a spacious driveway with room for up to four cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio.

Porch

With access to the hallway.

Hallway

With access to the wc and stairs to the first floor.

Downstairs Cloakroom

6'7" x 3'0" (2m x 0.9m)

With a window to the front aspect, low level wc, wash hand basin and radiator.



Lounge

14'9" x 11'0" (4.5m x 3.4m)

With a bay window to the front aspect, feature fireplace and radiator.

Dining Room

10'1" x 9'2" (3.1m x 2.8m)

With access to the conservatory and radiator.

Kitchen

10'8" x 8'4" (3.3m x 2.5m)

Fitted with wall and base units with worktops over, sink and drainer unit, four-ring gas hob, oven, space for fridge/freezer and radiator.

Conservatory

16'3" x 8'6" (5m x 2.6m)

With windows overlooking the rear garden and sliding doors to the garden.

Landing

With access to all three bedrooms, bathroom and stairs to the ground floor.

Bedroom One

12'0" x 10'7" (3.7m x 3.2m)

With a bay window to the front aspect and radiator.

Bedroom Two

10'9" x 10'3" (3.3m x 3.1m)

With a window to the rear aspect and radiator.

Bedroom Three

8'9" x 7'0" (2.7m x 2.1m)

With a window to the front aspect and radiator.



Bathroom

7'4" x 7'3" (2.2m x 2.2m)

Fitted with a panelled bath, shower cubicle, wash hand basin, low-level WC and radiator.

Outside

To the front of the property is a landscaped garden with driveway for multiple cars, gates opening to further parking and the garage.

To the rear is an enclosed garden mostly laid to lawn, mature shrubs and patio.

Agents Note

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Floorplan

