



King & Co.

8 BENSON CLOSE, DODDINGTON PARK,
LINCOLN LN6 3NX
£449,000





DESCRIPTION

A deceptively spacious and beautifully presented five-bedroom detached family home, situated in a quiet cul-de-sac within the ever-popular Doddington Park area of Lincoln.

Internally, the property offers generous and versatile living accommodation. The ground floor features a bright and open-plan kitchen diner, a comfortable living room, utility room, and a convenient downstairs WC. To the first floor, there are four well-proportioned double bedrooms and a modern family bathroom.

A standout feature of this home is the integral one-bedroom annex, providing ideal accommodation for teenagers, elderly relatives, or guests seeking independent living space.

Externally, the property offers substantial potential to extend (subject to the necessary planning permissions), ample parking for several vehicles, and generous front and rear gardens - perfect for families and outdoor entertaining.

Viewing is highly recommended to fully appreciate



this unique home, set in a peaceful and leafy location.

- ~ Council Tax Band: E
- ~ Construction: Cavity Wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric, drainage and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C

For more information on broadband and mobile coverage go to: checker.ofcom.org.uk
checker.ofcom.org.uk/



SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



