



Brigg Close, Lincoln



£200,000

- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Private Parking
- GCH & uPVC Double Glazing
- Kitchen Diner
- Tenure: Freehold
- EPC Rating C



THREE BEDROOM Semi-Detached House, located in the sought after area of Doddington Park. Perfectly positioned within walking distance of the local primary school, doctors, shops and other amenities.

The accommodation on offer comprises Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally to the front there is allocated parking and to the rear of the property is an enclosed garden with patio area.

The property further benefits from gas central, uPVC double glazing and being sold with **NO ONWARD CHAIN**.

Entrance Hall

Door to front aspect and stairs to first floor.

Lounge 13'9" x 12'7" (4.2m x 3.8m)

Window to front aspect and radiator.



Kitchen Diner 16'4" x 10'0" (5m x 3m)

Window and French doors to rear aspect. Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, built in electric oven, hob with extractor and plumbing for washing machine. Wall mounted gas central heating boiler, radiator and coving to ceiling.

Landing

Loft access and built in storage cupboard.

Bedroom One 10'4" x 9'5" (3.1m x 2.9m)

Window to front aspect and radiator.

Bedroom Two 12'3" x 9'5" (3.7m x 2.9m)

Window to rear aspect and radiator.

Bedroom Three 9'5" x 6'11" (2.9m x 2.1m)

Window to rear aspect and radiator.

Bathroom 6'11" x 6'0" (2.1m x 1.8m)

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with wall mounted shower appliance over and glazed shower screen. Radiator, extractor fan and coving to ceiling.

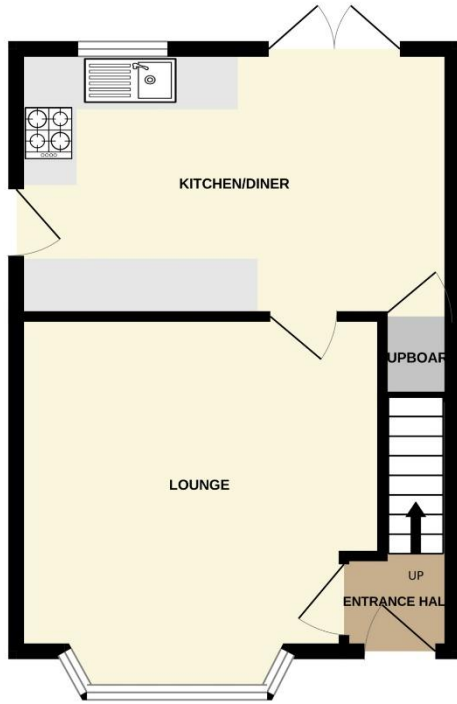
Outside

To the front of the property is a lawned garden. To the rear of the property is an enclosed paved patio and garden.

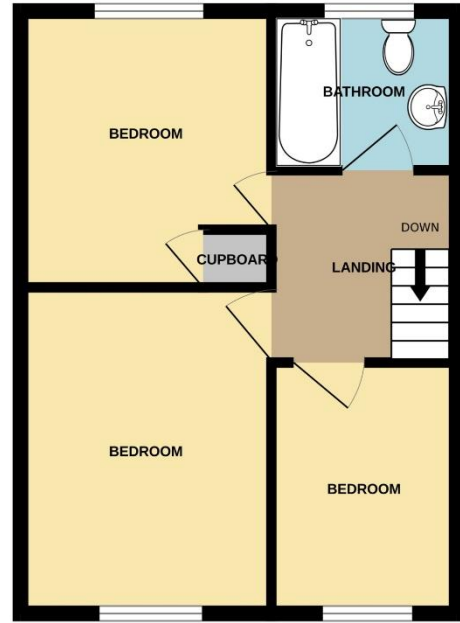
Agents Note

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GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



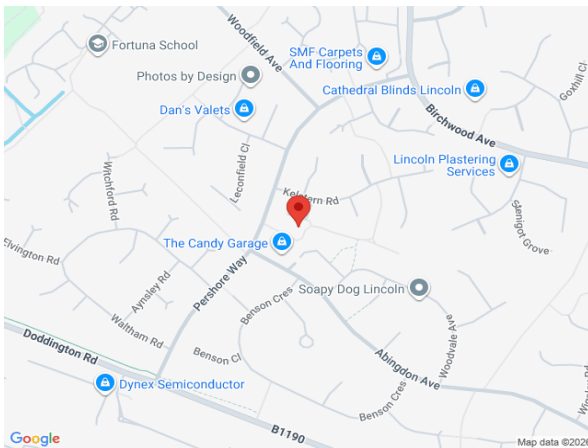
1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



BRIGG CLOSE, LINCOLN, LN6 3NN

TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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