

- Semi-Detached House
- Three Bedrooms
- Kitchen Diner
- Newly Fitted Windows & Doors
- Renovated Bathroom
- Larger Than Average Rear Garden
- Driveway Parking & Garage
- Cul-De-Sac Location

Goxhill Close, Doddington Park, LN6 3PN
£225,000





Starkey&Brown is delighted to represent for sale this three-bedroom modern semi-detached home, which enjoys a superb rear garden. The property is located in a private cul-de-sac position, situated near to nearby amenities, a doctor's surgery, regular transport links to Lincoln city centre, and schooling at primary and secondary levels. The home itself comes with a modified kitchen-diner measuring 15'8" x 9'11", a large lounge measuring 14'6" x 12'7". Rising to the first floor are two double bedrooms, with the master bedroom benefitting from a wardrobe. Bedroom two measures 9'11" x 9'4", and bedroom three measures 8'11" x 6'2". An upgraded three-piece bathroom suite completes the first floor. The landing also has an airing cupboard housing the gas central heating boiler, loft access - boarded and insulated. The highlight of the home is the larger-than-average rear garden, which enjoys the sun throughout the day. There is a gravelled, paved, and decking arrangement, additional space which is laid to lawn with mature trees and shrubs surrounding. There is external power and access to a timber-built structure, which is currently utilised as a utility space. Completing the home is a driveway with parking for 1-2 vehicles and access to a single garage, which comes with power. The home is in immaculate order throughout and has recently fitted windows and doors. For viewing request, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Composite front door entrance to the front aspect and stairs rising to the first floor. Access to:

Lounge

14' 6" x 12' 7" (4.42m x 3.83m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a coved ceiling. Access to:

Kitchen Diner

15' 8" x 9' 11" (4.77m x 3.02m)

Modern kitchen with a range of base and eye-level units, patio doors leading onto the rear garden, a uPVC double-glazed window to the rear aspect, a uPVC external door to the side aspect, a radiator, an understairs storage cupboard, space, and plumbing for a washing machine, an integrated oven, a 4-ring hob with extractor hood over, counter worktop set in a sleek handleless kitchen units at base level.

First Floor Landing

Airing cupboard housing the gas central heating boiler with loft access. The loft is insulated, boarded, no ladder. Updated 2019.

Bedroom 1

14' 9" x 9' 4" (4.49m x 2.84m)

Having a uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe with sliding mirror-effect doors.

Bedroom 2

9' 11" x 9' 4" (3.02m x 2.84m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 3

6' 2" x 8' 11" (1.88m x 2.72m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bathroom

5' 6" x 5' 11" (1.68m x 1.80m)

Upgraded three-piece suite comprising a panelled bath with a showerhead over, a low-level WC, a hand wash basin unit, a feature patterned tiled wall to the shower and bath, a full tiled surround and flooring, a uPVC double-glazed obscured window to the rear aspect, and a heated towel rail.

Outside Rear

Enclosed garden which has a combination of a patio and gravel arrangement with mature shrubs, trees, and a lawned area, a raised timber decking area housing a timber-built garden shed with access to power, currently utilised as a utility space. External power to the rear garden and an external water source.

Outside Front

Gravelled driveway parking for 1-2 vehicles. Access to a single garage.

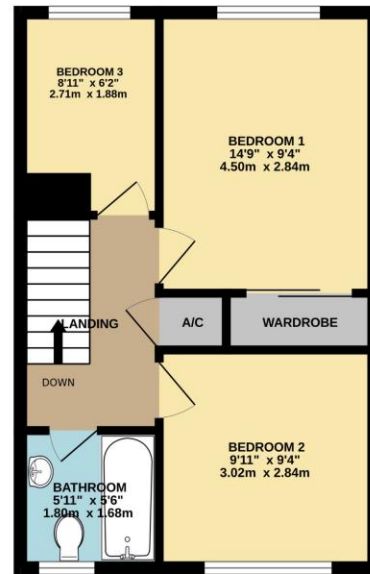
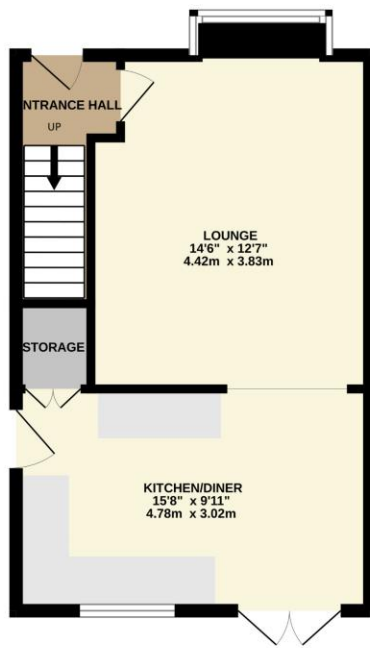




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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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