



- Detached Family Home
- Immaculately Presented
- Popular Residential Location
- Four Bedrooms

- 16'0" Lounge
- Refurbished Kitchen & Bathroom
- Driveway & Garage
- Pleasant, South-Facing Garden

Abingdon Avenue, Doddington Park, LN6 3LE
Guide Price £270,000 - £280,000





IMMACULATE FAMILY HOME! Starkey&Brown are pleased offer for sale this immaculately presented detached family home, located within the popular Doddington Park area of Lincoln, within easy reach of a wide range of local amenities and transport links. Over recent years the property has benefited from a comprehensive scheme of improvement works and has accommodation which briefly comprises entrance hallway, ground floor WC, 16' lounge, separate dining room, kitchen with a range of appliances, first floor landing, four well proportioned bedrooms, and a spacious bathroom with a four-piece suite. Outside the property benefits from a driveway, a garage, and a generous, south-facing garden to the rear. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having a part-glazed composite front entrance door, a ceramic tiled floor, a radiator, and stairs rising to the first floor.

Downstairs WC

Having a low-level WC, a wash hand basin set in a vanity unit, fitted storage cupboards, an attractive ceramic floor, and a coved ceiling.

Lounge

16' 0" x 11' 10" (4.87m x 3.60m)

Having herringbone wood-effect luxury flooring, a radiator, a coved ceiling, and opening into:

Dining Room

12' 11" x 9' 5" (3.93m x 2.87m)

Having herringbone wood-effect luxury vinyl flooring, a radiator, and a coved ceiling.

Kitchen

15' 0" max x 8' 6" (4.57m x 2.59m)

Having a range of matching wall and base units, a single drainer sink unit, a built-in oven, an induction hob with cooker hood over, an integral dishwasher, an integral washing machine, space for a full height fridge freezer, a ceramic tiled floor, a coved ceiling, a wall-mounted Gloworm central heating (serviced annually) and a uPVC door to side.

First Floor Landing

Having access to a part-boarded loft with a loft ladder and lighting.

Bedroom 1

16' 0" into wardrobes x 8' 8" (4.87m x 2.64m)

Having fitted wardrobes and a radiator.

Bedroom 2

13' 1" x 8' 8" (3.98m x 2.64m)

Having a radiator.

Bedroom 3

9' 2" x 7' 7" (2.79m x 2.31m)

Having a radiator.

Bedroom 4

11' 10" into bay x 9' 2" max (3.60m x 2.79m)

Having a bay window and a radiator.

Bathroom

Having a spacious four-piece bathroom suite comprising a corner tiled shower cubicle with an electric shower appliance, a panelled bath with a handheld shower attachment, a wash hand basin set in a vanity unit, a low-level WC, and attractive tiled flooring, part tiled walls, and a heated towel rail.

Outside Front

To the front of the property, there is a gravelled driveway leading to the garage. A lawned garden area bordered by a variety of plants and shrubs (offering potential driveway parking if required), outside lighting, a gate, and a passage leading to the rear garden.

Garage

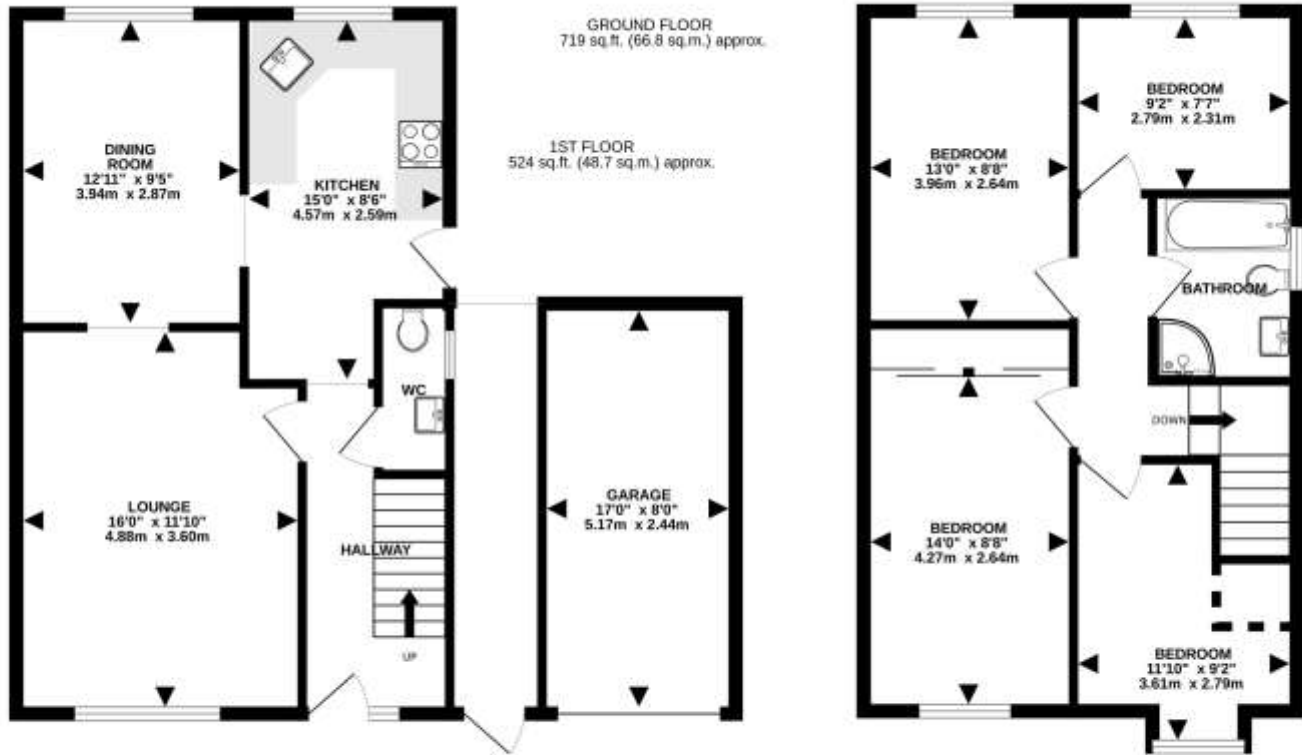
16' 8" x 7' 11" (5.08m x 2.41m)

Having an up-and-over door, a pitched roof providing storage space.

Outside Rear

Having an established and well-maintained south-facing garden, mainly laid to lawn with a variety of plants, shrubs and trees, a patio area, an additional patio area to the side with an awning over, outside lighting, and a garden shed.





TOTAL FLOOR AREA: 1243 sq. ft. (115.5 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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