



Stenigot Road, Lincoln



£195,000

- Semi Detached House
- Two Bedrooms
- Detached Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating C



Well presented two bedroom semi detached house located in the sought after area of Doddington Park. Perfectly positioned within walking distance of local shops, cafes, schools and everyday amenities, with Birchwood Leisure Centre and Hartsholme Country Park also close by. The property is ideally located for access to Lincoln City Centre, North Hykeham and the A46, making it a great choice for first time buyers, couples or investors.

The accommodation on offer comprises Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Bedrooms and Family Bathroom. Externally the property offers a gravel driveway leading to a detached single garage to the front. To the rear of the property there is an enclosed lawned garden with patio.

Entrance Porch

3'10" x 3'1" (1.2m x 0.9m)

With the entrance door to the side aspect.

Living Room

13'6" x 13'2" (4.1m x 4m)

With a bay window to the front aspect, stairs rising to the first floor and radiator.

Dining Room

7'2" x 7'0" (2.2m x 2.1m)

With french doors to the rear aspect and radiator.



Kitchen

8'6" x 5'10" (2.6m x 1.8m)

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood, sink with drainer unit and space and plumbing for a washing machine.

Landing

With stairs to the ground floor.

Bedroom One

12'7" x 11'2" (3.8m x 3.4m)

With two windows to the front aspect and radiator.

Bedroom Two

11'0" x 6'10" (3.4m x 2.1m)

With a window to the rear aspect and radiator.

Bathroom

6'2" x 5'11" (1.9m x 1.8m)

With a window to the rear aspect, fitted with a low level wc, wash hand basin and panelled bath with shower over.

Outside

To the front of the property is a gravel driveway leading to the garage and porch.

To the rear of the property is an enclosed garden, seating area and outdoor tap.

Garage

19'5" x 12'1" (5.9m x 3.7m)

A larger than average garage with an up and over door, window and personal door to the side aspect, power and lighting.

Agents Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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