



Beswick Close, Lincoln



3



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**£250,000**

- Three Bedrooms
- Semi-Detached
- Driveway & Garage
- GCH & uPVC Double Glazing
- Enclosed Rear Garden
- Bay Fronted
- Freehold
- EPC rating TBC



A well presented three bedroom semi-detached house situated in the highly sought-after residential area of Doddington Park. Ideally positioned for convenient family living, the property is within easy reach of a wide range of local amenities, including shops and supermarkets, schools, healthcare facilities and regular bus services into Lincoln city centre. The area also offers excellent transport links, with convenient access to the A46.

The accommodation on offer consists Entrance Hall, Lounge, Dining Room, Kitchen and Sun Room to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a low maintenance front garden with gravel driveway with room for up to three cars, leading to a detached single garage. To the rear of the property there is an enclosed low maintenance garden with shed.

The property further benefits from gas central heating and uPVC double glazing throughout.

### Entrance Hall

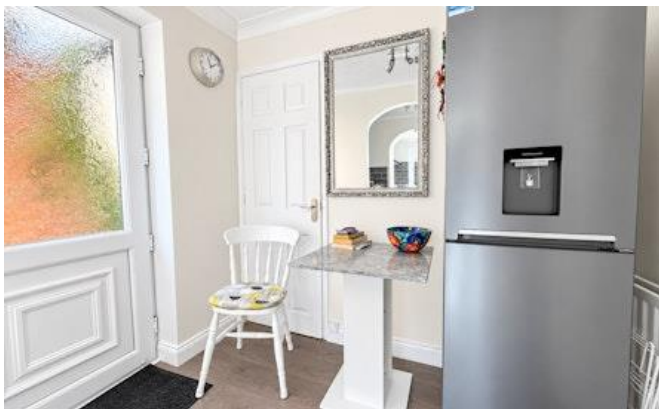
4'11" x 4'0" (1.5m x 1.2m)

With the entrance door to the front aspect and stairs rising to the first floor.

### Lounge

14'8" x 12'0" (4.5m x 3.7m)

With a bay window to the front aspect, fireplace and radiator.



## Dining Room

9'5" x 7'10" (2.9m x 2.4m)

With sliding doors leading to the sun room.

## Kitchen

13'9" x 7'6" (4.2m x 2.3m)

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

## Sun Room

8'2" x 6'4" (2.5m x 1.9m)

With french doors leading to the rear garden.

## Landing

With airing cupboard and stairs to the ground floor.

## Bedroom One

12'8" x 9'7" (3.9m x 2.9m)

With a bay window to the front aspect and fitted wardrobes.

## Bedroom Two

10'0" x 9'7" (3m x 2.9m)

With a window to the rear aspect.

## Bedroom Three

9'4" x 6'1" (2.8m x 1.9m)

With a window to the front aspect, access to storage cupboard and radiator.

## Bathroom

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



### Garage

With up and over door, power and lighting.

### Outside

To the front of the property is a low maintenance garden and driveway leading to the garage.

To the rear of the property is an enclosed garden and patio.

### Agents Note

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# Floorplan

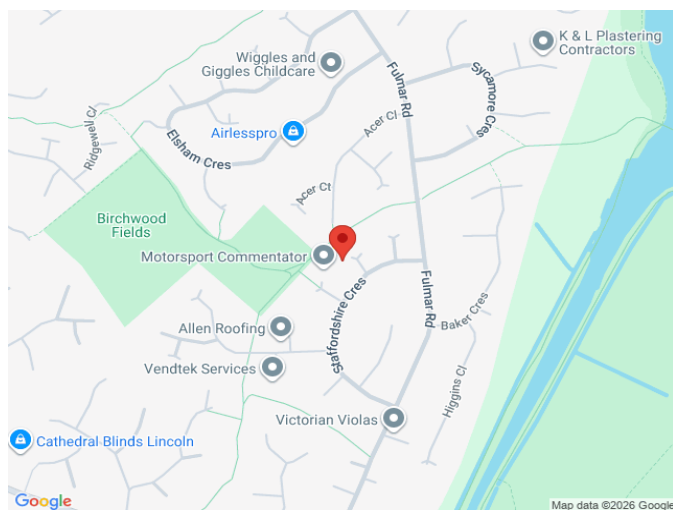


## FLOORPLAN

TOTAL FLOOR AREA : 1128 sq.ft. (104.6 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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