



- Detached Bungalow
- Two Bedrooms
- Lounge & Kitchen
- Shower Room
- Superb Conservatory
- Beautiful Rear Garden With Fruit Trees
- Driveway Parking & Garage
- Quiet Cul-De-Sac Position

Briarwood Cottage, Sheraton Close, Doddington Park, LN6 3PS
£250,000





Starkey&Brown is delighted to represent this two double bedroom detached bungalow situated in a quiet cul-de-sac in Doddington Park. The home is well-presented throughout and comprises of a cosy lounge with an entrance porch, a kitchen measuring 8'7" x 10'8" with a range of eye and base level units and a stylish shower room with a four-piece suite comprising a shower cubicle, a bidet, a vanity unit and a low-level WC. The two bedrooms are double in dimensions with bedroom one measuring 8'11" x 10'10" and bedroom two measuring 11'11" x 9'11". Bedroom two comes with flexible use and can be used as an additional reception room and provides access into the conservatory. The conservatory is of brick base with uPVC surround and enjoys a stunning view over the rear garden. The rear garden has been landscaped, private and non-overlooked and comes with a patio seating area, as well as allotment space and a fruit tree, providing colour throughout the year. There is also a large driveway with parking for multiple vehicles and potential for a motorhome, as well as access to a single garage. Sheraton Close is situated to nearby local amenities and a regular bus service. For further details and viewing requests please contact Starkey&Brown. Council tax band: B. Freehold.



Porch

Having a uPVC front door entry, obscured window to the side aspect, and an internal door leading to:

Lounge

14' 4" x 11' 11" (4.37m x 3.63m)

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

Kitchen

8' 7" x 10' 8" (2.61m x 3.25m)

Having a range of base and eye-level units with counter worktops, space and plumbing for appliances, sink and drainer unit, a coved ceiling, and a uPVC double-glazed window to the front aspect, a radiator, and a uPVC door to the side aspect.

Bedroom 1

8' 11" max x 10' 10" (2.72m x 3.30m)

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

Bedroom 2/Reception Room

9' 11" x 11' 11" (3.02m x 3.63m)

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

Conservatory

12' 6" x 13' 9" (3.81m x 4.19m)

Brick base with uPVC surround, wood effect laminate flooring, electric heater, and a radiator with French doors leading onto the rear garden.

Shower Room

8' 6" x 6' 8" (2.59m x 2.03m)

Four-piece suite comprising a corner shower cubicle, a low-level WC, a vanity hand wash basin unit, and a bidet. Tiled flooring and surround, a uPVC double-glazed obscured window to the side aspect, and a chrome heated hand towel rail.

Outside Rear

Landscaped garden with patio area, allotment space and an arrangement of fruit trees, enclosed with a fenced perimeter, an external water source and side access leading to the front of the property. Timber built a garden shed (to remain).

Outside Front

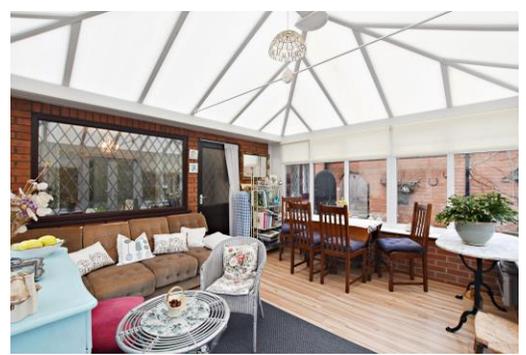
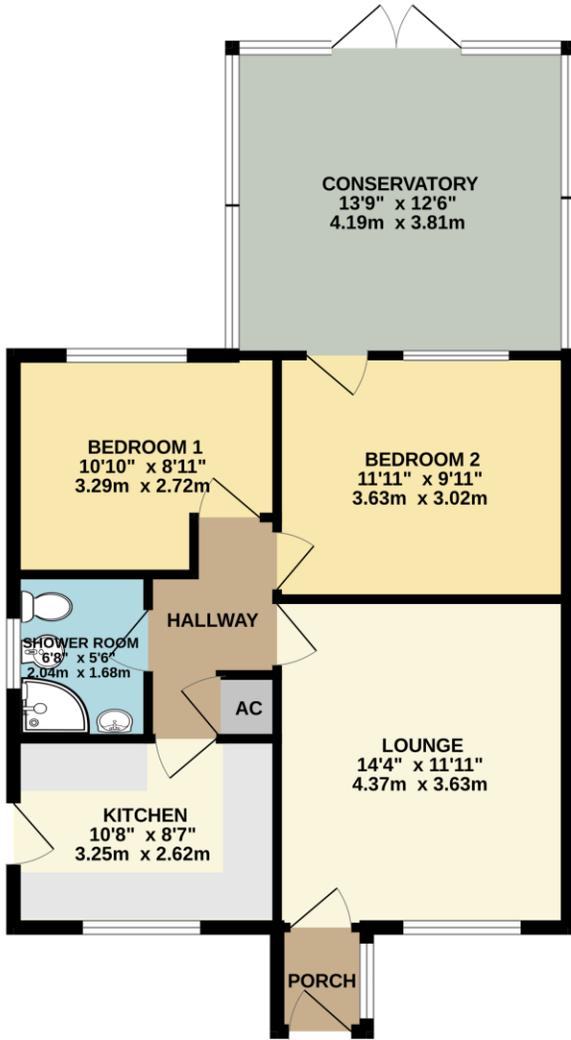
Paved arrangement with access to the front door, long driveway with space for multiple vehicles, and potential for a motorhome. Access to:

Single Garage

Having up and over door with a personal door on the side access.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE