



- Extended Detached Family Home
- Immaculately Presented Throughout
- Contemporary Kitchen/Diner
- Sought After Location

- Four Generous Bedrooms
- Single Garage & Ample Parking
- Sold With No Onward Chain
- Private Enclosed Rear Garden

Wigsley Road, Doddington Park, LN6 3LA
Offers Over £300,000





IMMACULATE EXTENDED FAMILY HOME IN SOUGHT-AFTER DODDINGTON PARK LOCATION! Starkey&Brown are delighted to offer for sale this beautifully presented and spacious four-bedroom detached family home located on Wigsley Road within the highly desirable area of Doddington Park. The property has been extended and finished to an immaculate standard throughout, offering generous and flexible living space ideal for modern family life. The accommodation briefly comprises an entrance hall, separate lounge, impressive open plan kitchen diner leading into an additional sunroom with views over the garden, separate utility room, and ground floor WC. On the first floor, there are four generous bedrooms, including a master bedroom with ensuite WC, and a well-appointed family bathroom. Outside the property benefits from a block-paved driveway providing off-street parking for up to six vehicles, a single garage, and a generous rear garden with patio area, lawn and large workshop/shed providing excellent storage or workspace. Located within close proximity to a range of local amenities, including shops, supermarkets, schools, doctors, surgery, and leisure facilities, as well as excellent transport links via the A46 bypass and regular bus routes into Lincoln City Centre, this superb home offers the perfect blend of space, convenience, and modern comfort for the growing family. Council tax band: C. Freehold.



uPVC composite door leading to:

Entrance Hall

Laminate flooring, carpeted stairs, and access to:

Lounge

15' 10" x 12' 2" (4.82m x 3.71m)

A uPVC double-glazed window to the front aspect, carpeted, an electric fireplace with a mantle piece and a radiator.

Kitchen Diner

18' 0" x 13' 11" (5.48m x 4.24m)

Having a uPVC double-glazed window to the side aspect, a uPVC door leading to the rear. A range of wall and base units with countertops, plumbing for a dishwasher, tiled splashback, a composite sink with matt black mixer tap, LED lighting with additional hanging pendant lights, an electric oven, 4-ring gas hob, a radiator, an extractor fan, a built-in fridge freezer, and space for a dining table. Access to:

Sun Room

16' 7" x 10' 0" (5.05m x 3.05m)

Having a light-weight insulated roof, uPVC double-glazed windows, a uPVC door to the rear aspect, carpeted, decorative beams, and a radiator.

Utility

7' 3" x 6' 1" (2.21m x 1.85m)

Renovated in 2023. Having a uPVC frosted window to the side aspect, plumbing for a washing machine, space for a tumble dryer, a composite sink with matt black mixer tap, carpeted, and a range of storage cupboards.

WC

A uPVC frosted window to the side aspect, a low-level WC, a wash hand basin unit with under storage, tiled splashback, laminate flooring, and a radiator.

First Floor Landing

Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator. Loft access - partly boarded, additional insulation, ladder, and a light. Airing cupboard housing the boiler and serviced annually.

Bedroom 1

13' 7" x 8' 11" (4.14m x 2.72m)

Having uPVC double-glazed windows to the front aspect, carpeted, fitted wardrobes and overhead storage, and a radiator. Access to:

En-Suite WC

Having a uPVC double-glazed frosted window to the side aspect, a low-level WC with storage, tiled splashback, built-in storage cupboard. Room to add a shower if required.

Bedroom 2

13' 3" x 8' 11" (4.04m x 2.72m)

A uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

10' 7" x 10' 2" (3.22m x 3.10m)

A uPVC double-glazed window to the side aspect, carpeted, and a radiator.

Bedroom 4

10' 3" x 9' 2" (3.12m x 2.79m)

A uPVC double-glazed window to the side aspect, carpeted, and a radiator.

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m)

A uPVC double-glazed window to the side aspect. Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with an overhead shower, tiled walls, a radiator, LED lighting, and an extractor fan.

Outside Front

Block paved driveway for parking up to 6 cars. Access to:

Single Garage

Having up an over door. Access to the rear garden.

Outside Rear

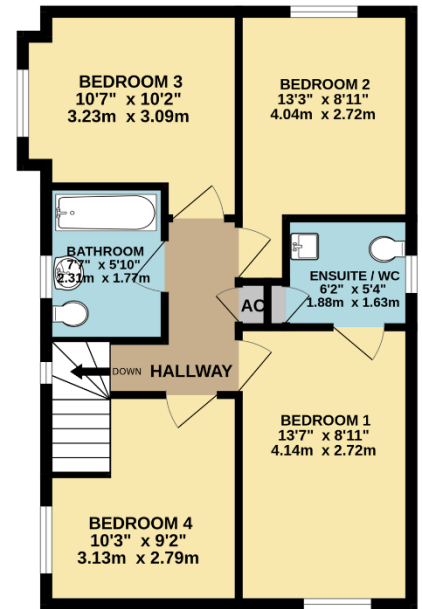
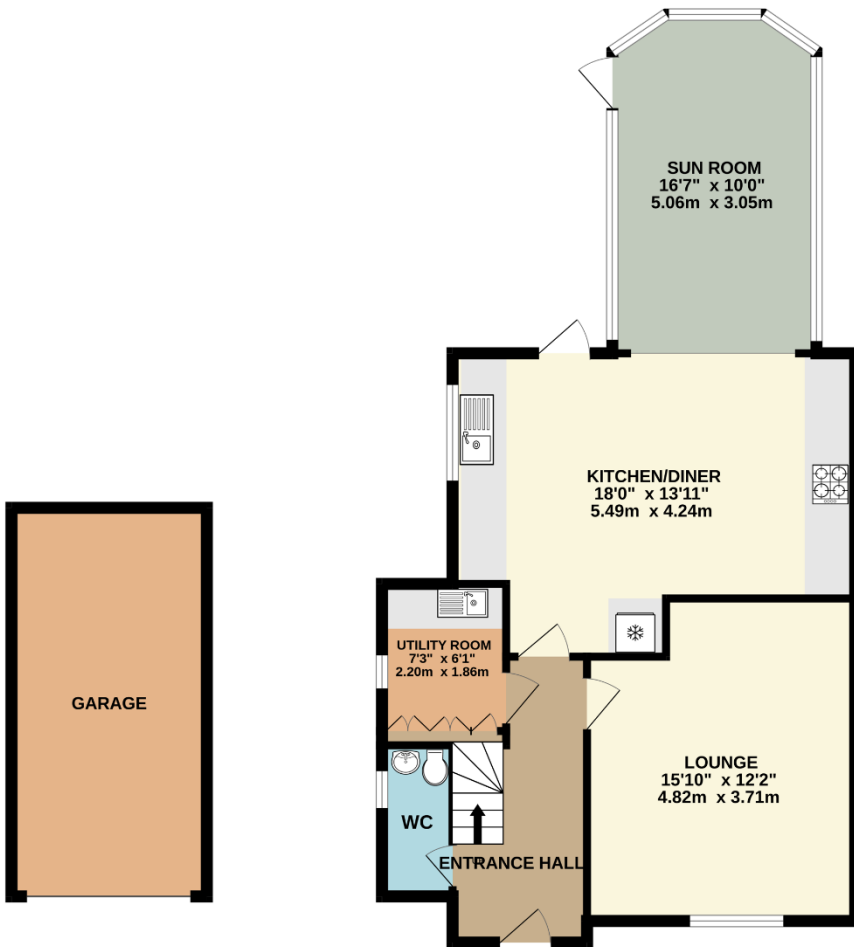
Having block paved patio, external lighting, an outside tap, and a side gate. Lawned area, a large shed with an additional shed to the side of the property.





GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.6 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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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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