



- Well-Presented Family Home
- Kitchen/Diner
- Landscaped Garden
- Prime Residential Area
- Four Bedrooms
- Driveway For Multiple Vehicles
- Modern Shower Room
- Garage & Useful Outbuildings

Wigsley Road, Doddington Park, LN6 3LA  
£290,000



Starkey&Brown is delighted to offer for sale this well-presented four-bedroom detached family home located on Wigsley Road within the popular area of Doddington Park in Lincoln. The property offers spacious living throughout and is ideally suited for a growing family. Accommodation briefly comprises an impressive and bright kitchen-diner, which forms the heart of the home and is well-equipped for use and entertaining. There is also a lounge with French doors opening to the rear garden and a downstairs WC. Rising to the first floor, there are four good-sized bedrooms with the master bedroom benefitting from fitted wardrobes. There is a modern family shower room on the first floor. Externally, the property has a private landscaped rear garden, offering excellent outdoor seating and relaxing, along with access to the additional useful outbuildings and garage. To the front of the property, there is a private driveway for multiple vehicles and a carport with additional parking. Wigsley Road is a well-regarded area offering a wide range of local amenities, including shops, schooling, a doctor's surgery, and a regular bus service to Lincoln city centre and road links to the A46 bypass. Council tax band: C. Freehold.



## Side access uPVC composite door leading into:

### Kitchen Diner

18' 1" x 15' 11" (5.51m x 4.85m)

Having a range of wall and base units with countertops, space for a fridge freezer, a stainless steel sink with mixer tap, an integrated washing machine, a Stoves rangecooker with a gas hob, a uPVC double-glazed window to the front aspect and rear, tiled flooring, coving, tiled splashbacks, space for dining table, and a radiator. Access to:

### Hall

Parquet flooring, an understairs storage cupboard, coving, a uPVC double-glazed window to the front and side aspects, a radiator, and carpeted staircase rising to the first floor. This area could also be used as a small office area. The original front door was here and can be reinstated.

### Living Room

15' 10" x 11' 8" (4.82m x 3.55m)

Having uPVC French doors leading to the rear, laminate flooring, a radiator and coving.

### WC

Low-level WC, a wash hand basin with under storage, a uPVC frosted window to the front aspect, partially tiled walls, laminate flooring, and fitted shelving.

### First Floor Landing

Carpeted, a storage cupboard, and loft access. Access to the bedrooms and the shower room.

### Bedroom 1

11' 6" (not including wardrobes) x 8' 8" (3.50m x 2.64m)

Having uPVC double-glazed window to the rear aspect, a radiator, carpeted and double fitted wardrobes.

### Bedroom 2

13' 5" x 8' 8" (4.09m x 2.64m)

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

### Bedroom 3

10' 4" x 8' 4" (3.15m x 2.54m)

Carpeted, a uPVC double-glazed window to the front aspect, and a radiator.

### Bedroom 4

9' 4" x 8' 6" (2.84m x 2.59m)

Carpeted, a uPVC double-glazed window to the front aspect, and a radiator.

### Shower Room

8' 0" x 6' 6" (2.44m x 1.98m)

A walk-in shower cubicle, a low-level WC, a wash hand basin with under storage, tiled flooring, a wall-mounted mirror with storage, tiled flooring, a vertical radiator, LED lighting, and a frosted double-glazed window to the front aspect.

### Outside Rear

Landscaped garden fully secured with fencing and partial brick. Two patio areas and side access to the outbuildings.

### Outbuildings

Recently fitted a new flat roof with power and electric. Access to:

### Garage

16' 9" x 8' 2" (5.10m x 2.49m)

Having up and over door, power, and electrics.

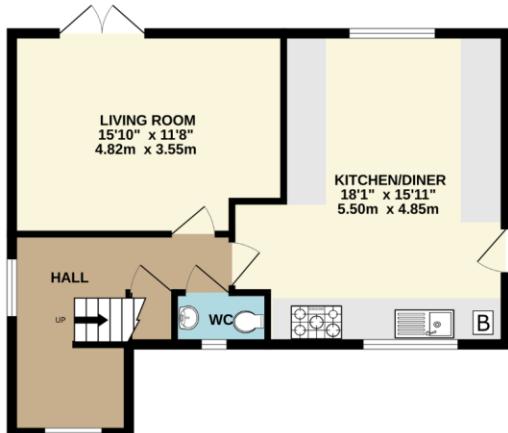
### Outside Front

Private driveway with ample parking, a carport, and additional concrete area.

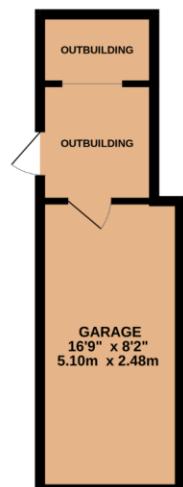




GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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 vendor'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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