



**Main Street, Dorrington Lincoln LN4 3PX**

**welcome to**

**Main Street, Dorrington Lincoln**

A well-presented semi-detached home in the village of Dorrington with driveway parking and generous rear garden. Internally offers entrance hall, modern kitchen, spacious lounge with French doors to conservatory and a family bathroom.



**Entrance Hall**

Having a radiator and stairs rising to the first floor.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, electric cooker & hob, plumbing for washing machine, space for fridge freezer and window to the front.

**Lounge**

There is a TV point, radiator, cupboard, tiled flooring and French doors leading to the:

**Conservatory**

Having tiled flooring, radiator and door to the rear garden.

**First Floor Landing**

Having access to the loft.

**Bedroom One**

There is a built-in cupboard, TV point, radiator and window to the front.

**Bedroom Two**

Having a radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, vinyl flooring and window to the side.

**Outside Front**

There is a driveway leading to the side of the property.

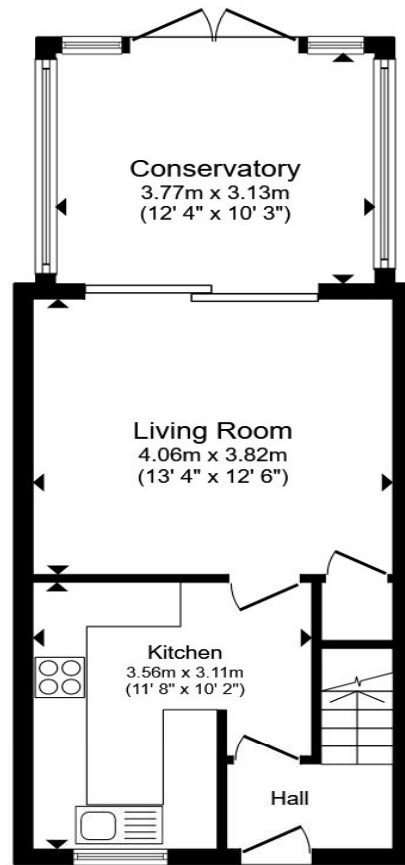
**Rear Garden**

The enclosed rear garden has a lawn, patio and shed.

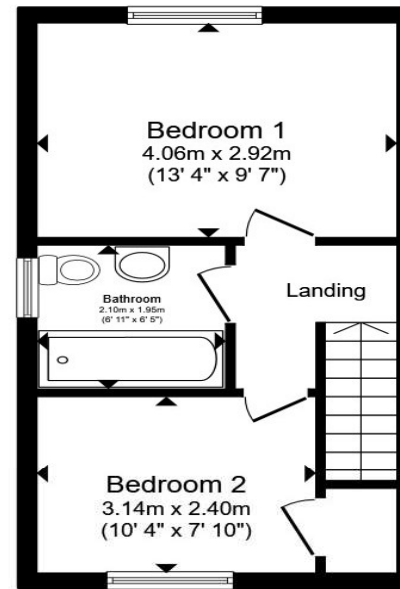


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**Ground Floor**



**First Floor**

Total floor area 71.6 m<sup>2</sup> (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Main Street, Dorrington Lincoln

- Perfect for first time buyers or investors
- Two generous sized bedrooms
- Modern fitted kitchen
- Driveway to side and good-sized rear garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113072 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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