

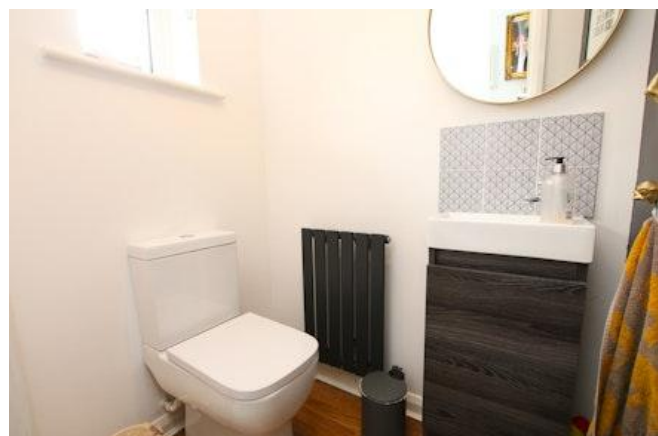


Kingsdown Road, Lincoln



**£92,500**

- 50% Shared Ownership
- Mid-Town House
- Two Allocated Parking Spaces
- Three Bedrooms
- En-Suite, Bathroom & Downstairs WC
- Popular Location
- Tenure: Leasehold
- EPC Rating C



\*\*\* 50% SHARED OWNERSHIP \*\*\* Well presented THREE BEDROOM Mid-Town House located in the popular area of Doddington Park. Ideally positioned within walking distance of the shops, primary school, doctors and a host of other amenities.

The accommodation on offer comprises Entrance Hall, WC, Lounge Diner and Kitchen to the ground floor. To the first floor, there are Two Bedrooms and Family Bathroom and to the second floor is the Main Bedroom with En-suite. Externally the property offers two allocated parking spaces and to the rear is an enclosed lawned garden with patio and decking area.

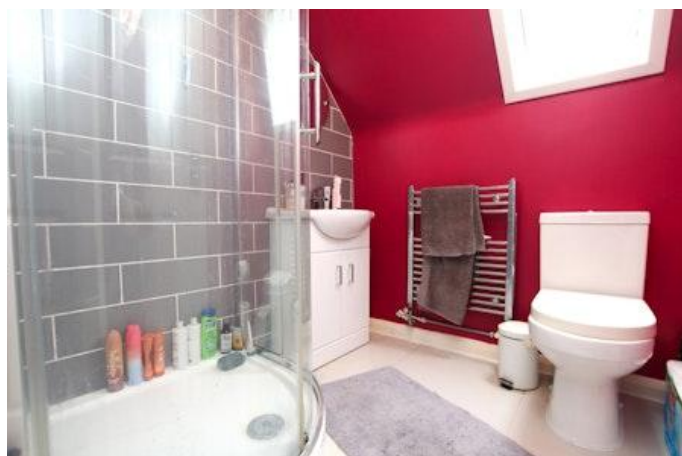
The property further benefits from gas central heating and UPVC Double Glazing throughout.

### Entrance Hall

With stairs to the first floor.

### Lounge Diner 15'3" x 11'3" (4.6m x 3.4m)

With a window to the rear aspect, french doors leading to the rear garden understairs cupboard and radiator.



### Kitchen 7'10" x 7'10" (2.4m x 2.4m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, integrated Bosch dishwasher, Neff oven, hob with extractor fan and sink with drainer unit.

### Downstairs WC

With a window to the front aspect low level wc, wash hand basin and heated towel rail.

### First Floor Landing

With a window to the front aspect, stairs to the ground and second floor.

### Bedroom Two 9'6" x 8'9" (2.9m x 2.7m)

With a window to the front aspect and radiator.

### Bedroom Three 9'7" x 8'2" (2.9m x 2.5m)

With a window to the rear aspect and radiator.

### Bathroom

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

### Second Floor Landing

With stairs to the first floor, storage cupboard and opening to bedroom one.

### Bedroom One 12'0" x 8'10" (3.7m x 2.7m)

With a window to the front aspect and radiator.

### En-Suite

With a skylight window to the rear aspect, low level WC, wash hand basin, enclosed shower and radiator.

### Outside

To the side of the property there is allocated parking for two cars. To the rear of the property there is an enclosed lawned garden with patio and decking area.



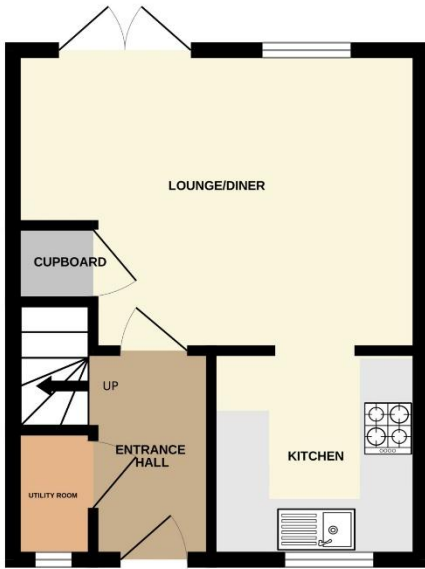
### Leasehold

The seller has instructed the current rent, service charge and management fee is a total of £460.26 pcm.

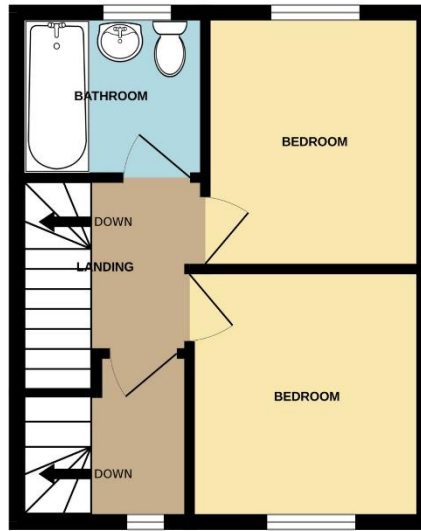
### Agents Note

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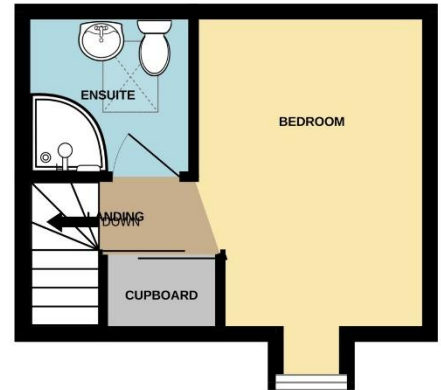
**GROUND FLOOR**  
289 sq.ft. (26.9 sq.m.) approx.



**1ST FLOOR**  
289 sq.ft. (26.9 sq.m.) approx.



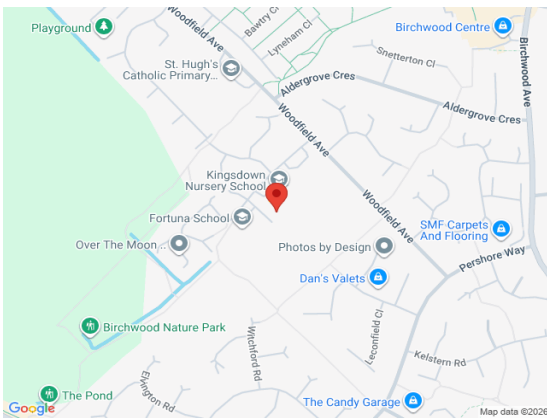
**2ND FLOOR**  
188 sq.ft. (17.5 sq.m.) approx.



**KINGSDOWN ROAD, LINCOLN, LN6 0FB**

**TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk