



Lime Tree Close, Lincoln



£240,000

- Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Private Driveway & Enclosed Rear Garden
- Popular Location
- Two Reception Areas
- Freehold
- EPC rating D



THREE BEDROOM Detached house Located in the popular location of Doddington Park. The property is perfectly positioned within walking distance of the local School, Shops and Doctors. The property further benefits from gas central heating, uPVC Double Glazing and being sold with **NO ONWARD CHAIN**.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a private driveway for two cars to the front and to the rear of the property there is an enclosed lawned garden.

Entrance Hall

With the entrance door to the front aspect and stairs to the first floor.

Lounge

15'1" x 14'3" (4.6m x 4.3m)

With a window to the front aspect and radiator.

Kitchen

10'6" x 8'9" (3.2m x 2.7m)

With a window to the rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, four ring gas hob with extractor over, single electric oven, space and plumbing for washing machine and space for fridge freezer.



Dining Room

10'6" x 8'2" (3.2m x 2.5m)

With patio doors to rear aspect and radiator.

Landing

With a window to the side aspect, airing cupboard and stairs to the ground floor.

Bedroom One

12'2" x 10'2" (3.7m x 3.1m)

With a window to the front aspect, built in wardrobes and radiator.

Bedroom Two

10'6" x 10'2" (3.2m x 3.1m)

With a window to the rear aspect and radiator.

Bedroom Three

8'6" x 6'9" (2.6m x 2.1m)

With a window to the front aspect and radiator.

Bathroom

6'11" x 6'9" (2.1m x 2.1m)

With a window to the rear aspect. Fitted with panel bath, low level WC, wash hand basin and radiator.

Outside

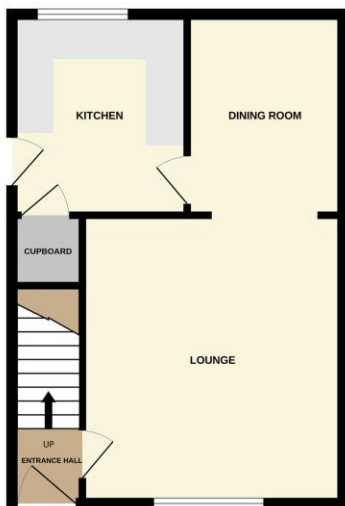
To the front of the property there is a private driveway with room for two cars and to the rear of the property there is an enclosed lawned garden.

Agents Note

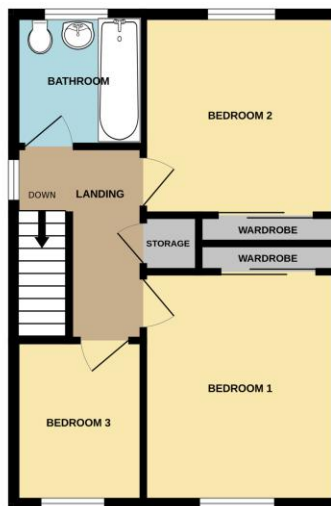
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Floorplan

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



7 LIME TREE CLOSE, LN6 0RT

TOTAL FLOOR AREA - 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints 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		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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