



Baker Crescent, Doddington
Park, Lincoln



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£210,000

- Three Bedroom Semi Detached House
- No Onward Chain
- Kitchen Diner
- Quiet Cul-De-Sac Location
- Driveway & Single Garage
- Private & Enclosed Rear Garden
- Freehold
- EPC Rating TBC



A bright and airy THREE BEDROOM Semi Detached family house, ideally positioned at the end of a highly sought after cul-de-sac in the popular Doddington Park area of Lincoln. Offered for sale with NO ONWARD CHAIN. The well proportioned accommodation briefly comprises an entrance hallway, a spacious lounge and a kitchen dining room with patio doors opening directly onto the rear garden. To the first floor are three bedrooms, including a generous master bedroom, together with a family bathroom.

Externally, the property benefits from an enclosed, low maintenance rear garden with a paved patio seating area. To the front, there is off road parking along with a spacious garage, providing additional parking or useful storage space. Situated in a popular residential location with convenient access to local amenities, schools and transport links, this property offers excellent potential and is available with no onward chain.

Entrance Hall

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

Lounge

14'7" x 10'6" (4.4m x 3.2m)

With a window to the front aspect, feature fireplace and radiator.



Kitchen/Diner

13'8" x 10'7" (4.2m x 3.2m)

With patio doors and a window to the rear aspect leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor and access to under stairs storage.

Landing

With stairs to the ground floor and access to the airing cupboard.

Bedroom One

13'9" x 8'2" (4.2m x 2.5m)

With windows to the front aspect and radiator.

Bedroom Two

10'6" x 6'5" (3.2m x 2m)

With a window to the rear aspect and radiator.

Bedroom Three

7'3" x 7'1" (2.2m x 2.2m)

With a window to the rear aspect and radiator.

Bathroom

6'4" x 5'7" (1.9m x 1.7m)

With a window to the side aspect, fitted with a low level wc, wash hand basin and panelled bath with shower over.

Outside

To the front of the property there is a lawned garden and driveway for two vehicles leading to a detached single garage.

To the rear there is an enclosed garden and patio.

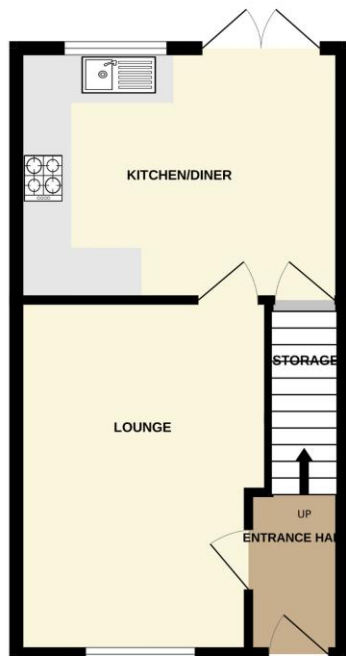
Agents Note

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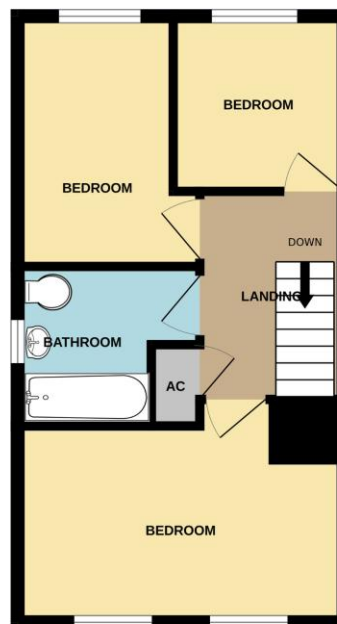


Floorplan

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.

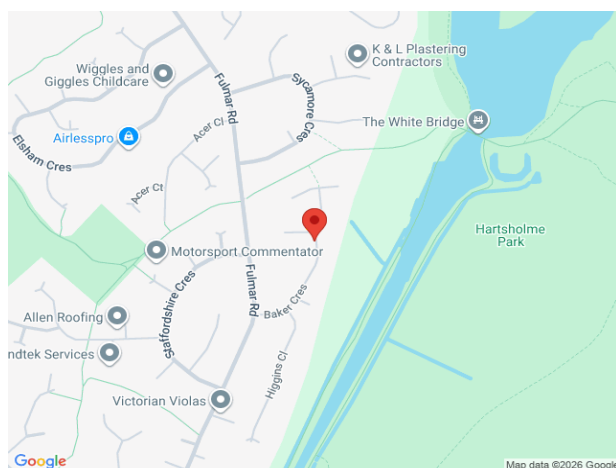


69 BAKER CRESCENT, DODDINGTON PARK, LINCOLN, LN6 0RN

TOTAL FLOOR AREA : 688 sq.ft. (63.9 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 operation or efficiency can be given.

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