



- Link-Detached Family Home
- Four Double Bedrooms
- Three Bathrooms (x2 En-Suites)
- Flexible Living Over Three Floors
- Landscaped Rear Garden
- Ample Parking Provisions
- Single Garage
- Popular Location Close To Lincoln City Centre

Dorrigan Close, St. George's Park, LN1 1AT  
£265,000



Perfectly positioned on the quiet address of Dorrigan Close within the St Georges area off Long Leys Road, this modern residence is a perfect opportunity for those looking for flexible family living. Spanning three floors, the property is designed to adapt to the changing needs of a modern household, whether you require dedicated home offices, multi-generational living spaces, or expansive guest accommodation. The ground floor serves as the social hub of the home, featuring a bright breakfast kitchen that offers ample space for morning coffee and informal dining. To the rear, the spacious lounge creates an inviting atmosphere with its feature electric fireplace, while French doors provide a seamless transition to the garden. This outdoor space is currently undergoing a landscaping transformation, promising a stylish, low-maintenance outdoor space for entertaining and relaxing. The first floor is defined by its versatility, housing three genuine double bedrooms. One of these serves as bedroom 2, boasting substantial built-in wardrobe storage and its own private ensuite shower room - an ideal setup for a teenager or a long-term guest seeking independence. This level is further complemented by a three-piece family bathroom. The internal accommodation concludes on the second floor, which is entirely dedicated to an impressive master bedroom. This private floor offers a sense of total seclusion, complete with integrated wardrobes and a further private ensuite, ensuring a peaceful escape from the rest of the household. Externally, the property is as practical as it is attractive, offering dedicated parking provisions and a single garage for secure storage or a vehicle. Residents of Dorrigan Close enjoy the rare luxury of being within walking distance of the historic city centre while remaining nestled in a quiet, community-focused residential area. The area is famous for quick access to the West Common, a large public space of greenery perfect for morning jogs or afternoon strolls with views of the Cathedral. Furthermore, the city centre offers the boutique shops and independent eateries of the Bailgate to the vibrant nightlife and cinema at the Brayford Waterfront, everything is within easy reach by public transport or on foot. The property also sits within an excellent catchment for local primary and secondary schools, making it a great choice for families looking for long-term flexibility. Council tax band: C. Freehold.



## Entrance Hall

Front door entrance to the front aspect, a radiator, stairs rising to the first floor with an understairs storage cupboard, access into the breakfast kitchen, lounge, and the downstairs WC.

## Downstairs WC

5' 5" x 2' 10" (1.65m x 0.86m)

Low-level WC, a chrome heated towel rail, a corner hand wash basin unit, a uPVC double-glazed obscured window to the side aspect, and a wall-mounted consumer unit.

## Breakfast Kitchen

13' 10" plus bay x 9' 6" (4.21m x 2.89m)

A uPVC double-glazed bay window to the front aspect, a range of eye and base level units with counter worktops and a breakfast bar, AEG double oven, hob and extractor hood, sink and drainer unit, and a radiator.

## Lounge

11' 6" max x 16' 2" (3.50m x 4.92m)

French doors to the rear aspect leading onto the rear garden, a uPVC double-glazed window to the rear aspect, a feature electric fireplace, and a single radiator.

## First Floor Landing

6' 7" x 12' 2" (2.01m x 3.71m)

Airing cupboard housing the hot water cylinder and a radiator. Access to three bedrooms and a bathroom.

## Bedroom 2

11' 4" x 9' 4" (3.45m x 2.84m)

Wood flooring, a uPVC double-glazed window to the rear aspect, a radiator, and a built-in wardrobe measuring 3ft deep. Access to:

## En-Suite Shower Room

6' 7" x 7' 1" (2.01m x 2.16m)

Shower cubicle, a low-level WC, a pedestal hand wash basin unit, and a uPVC double-glazed obscured window to the rear aspect, and an extractor unit.

## Bedroom 3

10' 4" x 9' 4" (3.15m x 2.84m)

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

## Bedroom 4

12' 3" x 7' 11" (3.73m x 2.41m)

Having a uPVC double-glazed window to the front and rear aspects and a radiator.

## Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Three-piece suite comprising a panelled bath with a showerhead over, wood-effect flooring, a low-level WC, a pedestal hand-wash basin unit, a uPVC double-glazed obscured window to the front aspect, a chrome heated towel rail and an extractor unit.

## Second Floor Landing

Radiator and access to:

## Bedroom 1

15' 6" x 12' 7" (4.72m x 3.83m)

Having a uPVC double-glazed window to the front aspect, a radiator, a built-in wardrobe, and loft access. Access to:

## En-Suite

8' 3" x 7' 6" max (2.51m x 2.28m)

Shower cubicle, a low-level WC, a pedestal hand wash basin unit, an extractor fan, wood-effect flooring, and a uPVC double-glazed obscured window to the rear aspect.

## Outside Rear

Soon to be landscaped rear garden. Enclosed with fenced perimeters.

## Outside Front

Off-street parking, further allocated parking, and access to a single garage.

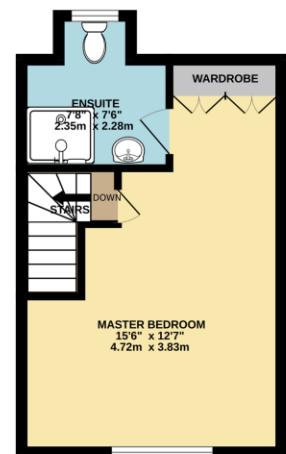
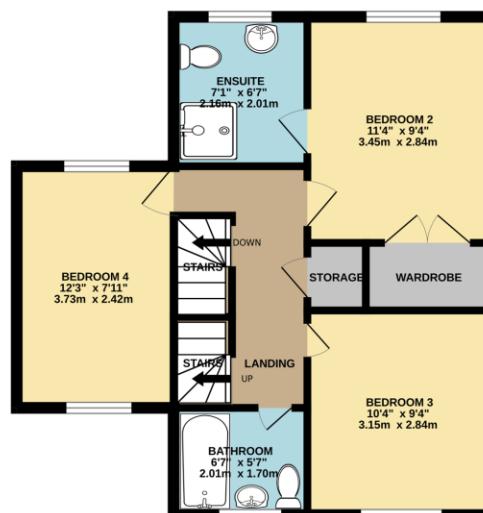
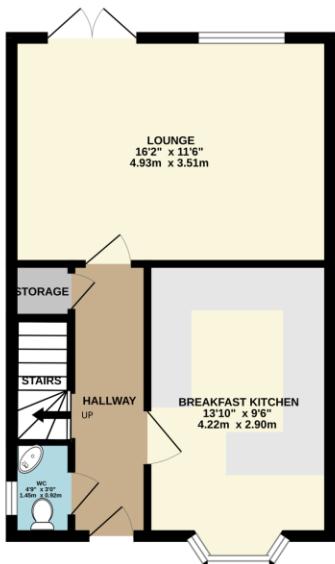




GROUND FLOOR  
410 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.

2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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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