NEWTONFALLOWELL



Cherry Blossom Court, Doddington Park, Lincoln

3 1 2



£200,000

3 1 2

Key Features

- Three Bedroom End of Terrace House
- No Onward Chain
- Spacious Fitted Kitchen Diner
- Generous Lounge with French Doors to the Garden
- Off Street Parking
- Enclosed Rear Garden
- EPC Rating C
- Freehold















* * NO ONWARD CHAIN * * This charming three bedroom end of terrace home is situated in a popular residential area of Lincoln, offering convenient access to the A46 as well as a range of local schools and amenities.

The accommodation comprises an entrance hall, cloakroom/WC and a spacious fitted kitchen diner complete with integrated oven and hob. The generous lounge provides a comfortable living space, with French doors opening directly onto the enclosed rear garden. There is also a useful understairs storage cupboard.

To the first floor are three bedrooms, including two doubles and a single bedroom, together with a family bathroom fitted with a bath, shower and glass shower screen.

Outside, the property benefits from off street parking and an enclosed rear garden predominantly laid to lawn. Further benefits include gas central heating and no onward chain, making this an excellent opportunity for first-time buyers, families or investors.

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

WC
Fitted with a low level wc, wash hand basin and radiator.

Kitchen 13'7" x 11'6" (4.1m x 3.5m)
With a window to the front aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor and space and plumbing for a washing machine and dishwasher.

Living Room 14'6" x 11'6" (4.4m x 3.5m)
With french doors to the rear aspect leading to the rear garden and access to storage.

Landing
With stairs to the ground floor.

Bedroom One 12'6" x 7'11" (3.8m x 2.4m)
With a window to the front aspect and radiator.

Bedroom Two 12'6" x 8'5" (3.8m x 2.6m)
With a window to the rear aspect and radiator.

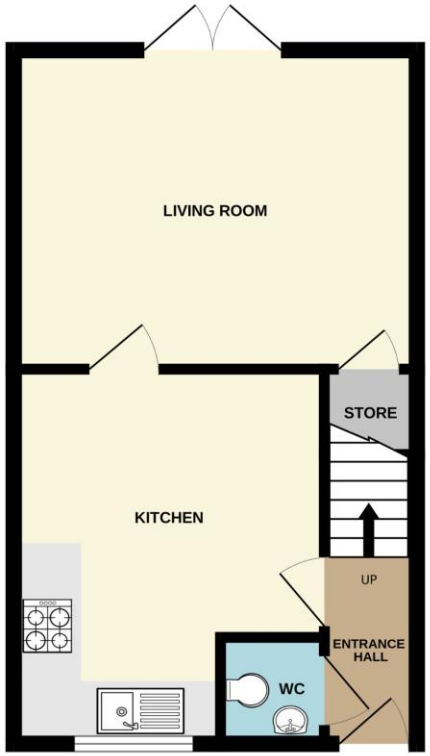
Bedroom Three 6'8" x 5'11" (2m x 1.8m)
With a window to the rear aspect and radiator.

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

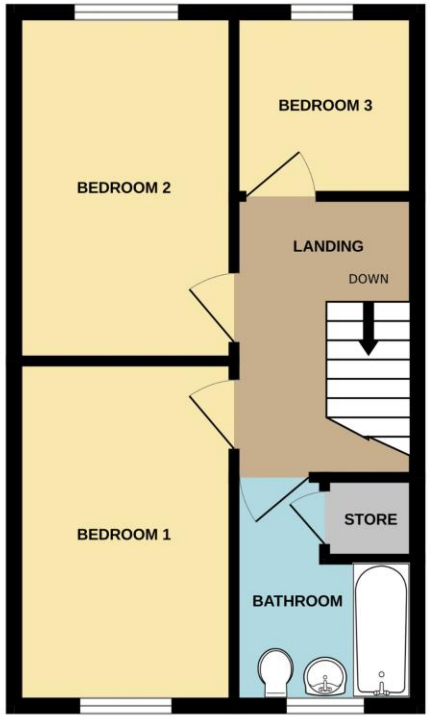
Outside
To the front of the property there is a low maintenance gravel garden and path leading to the entrance door. To the rear of the property is an enclosed garden and patio.

Agents Note
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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



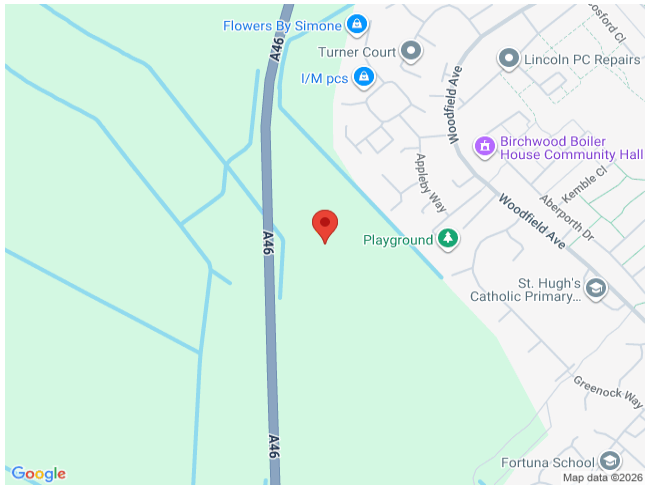
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

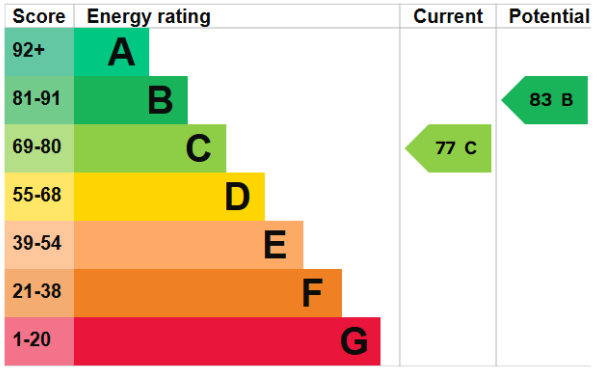


FLOORPLAN

TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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