



Kingsdown Road, Doddington
Park, Lincoln



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£268,000

- Detached House
- Four Bedrooms
- Well Presented
- En-Suite, Family Bathroom & Downstairs WC
- Carport and Driveway
- Sought After Location
- Freehold
- EPC rating C



FOUR BEDROOM Detached House located in the popular area of Doddington Park. Perfectly positioned within walking distance of the local primary school, shops and doctors. The property had been redecorated throughout by the current owner.

The accommodation on offer comprises Entrance Hall, WC Lounge, Kitchen Diner and Utility to the ground floor. To the first floor there are Four Bedrooms with En-Suite to the main and Family Bathroom. Externally to the front of the property there is a gravel driveway with room for one car. To the side of the property there is a further driveway with room for two cars under the carport. To the rear of the property there is an enclosed lawned garden with patio area.



Entrance Hall 15'2" x 8'6" (4.6m x 2.6m)

With stairs to the first floor and storage cupboard.

Kitchen/diner 15'10" x 10'0" (4.8m x 3m)

With windows to the front and side aspects, fitted with a range of wall and base units with worktops over, sink with drainer unit, integrated double oven, hob with extractor over, integrated dishwasher, integrated fridge freezer, door to the carport and French doors leading to the rear garden.

Lounge 15'2" x 8'6" (4.6m x 2.6m)

With a bay window to the side aspect, window to the front aspect and radiator.

WC

With low level wc, wash hand basin and radiator.

Landing

With stairs to the ground floor and storage cupboard.

Bedroom One 12'10" x 8'6" (3.9m x 2.6m)

With windows to the side and front aspects, access to en-suite, fitted wardrobe and radiator.

En-suite

With a window to the front aspect, low level wc, wash hand basin, enclosed shower and radiator.

Bedroom Two 8'6" x 12'2" (2.6m x 3.7m)

With Juliet balcony to the side aspect and radiator.

Bedroom Three 11'4" x 10'8" (3.5m x 3.3m)

With windows to the front and side aspects and radiator.

Bedroom Four 8'6" x 7'5" (2.6m x 2.3m)

With window to the side aspect and radiator.

Bathroom

With a window to the side aspect, low level wc, wash hand basin, panelled bath and radiator.

Car Port 8'8" x 13'1" (2.6m x 4m)

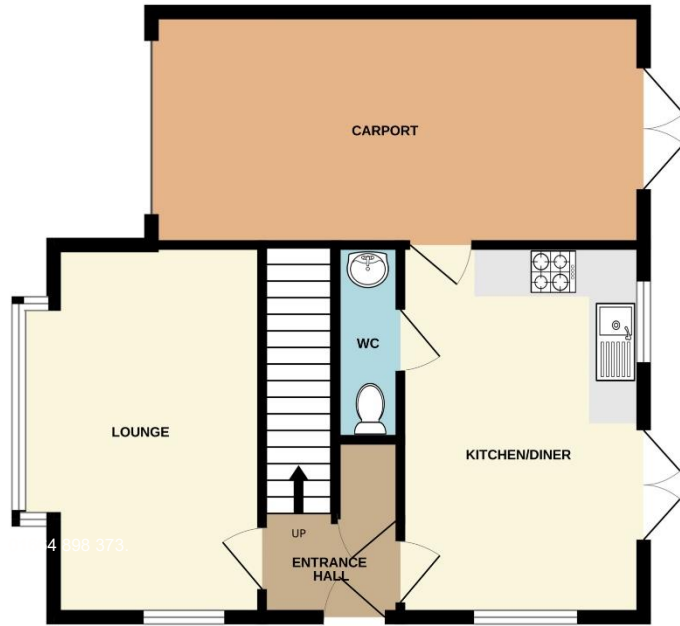
With an electric up and over door and gated access from the side aspect.

Agents Note

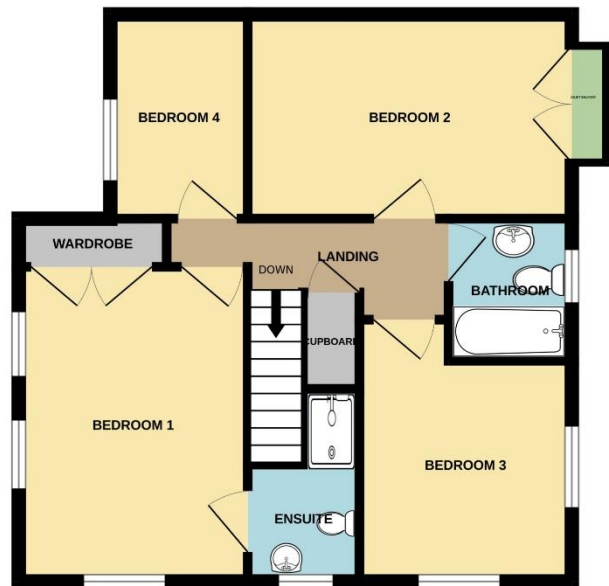
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



KINGSDOWN ROAD, DODDINGTON PARK, LINCOLN, LN6 0FB

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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		
69-80	C	75 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

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