



102 Doddington Road
Lincoln

BROWN & CO



102 Doddington Road, Lincoln, Lincolnshire. LN6 7EU

A beautiful detached Victorian house full of character and period features with large two storey outbuilding, standing in a substantial plot of approximately an acre and benefitting from planning permission to erect 2 chalet bungalows to the rear of the property.

The property comprises of spacious living accommodation comprises of a porch, entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom to the ground floor, along with a shower room and two further bedrooms to the first floor.

Outside the property is accessed via a large driveway which leads to parking area to the rear of the property and large outbuilding comprising of a garage, workshop and WC with hayloft above. Extensive lawns run to the front side and rear of the property with a range of mature trees and shrubbery.



ACCOMMODATION

Ground Floor

Porch

Front entrance doors, Victorian tiled flooring, part glazed door leading into:

Entrance Hall

Window to side, stairs rising to first floor, Victorian patterned tiled flooring,

Sitting Room

Bay window to side, door opening to front aspect, fireplace, ornate cornicing, two radiators.

Dining Room

Bay window to front aspect, fireplace, radiator.

Kitchen

Window to side, entrance door opening to rear garden, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob, space for fridge freezer, radiator.

Inner Hall

With boiler room.

Bathroom

Obscure glazed window to side, bath with shower attachment, WC, bidet, pedestal wash basin, heated towel rail, half tiled walls, radiator.

Bedroom One

Bay window to rear, window to side, two radiators.

Bedroom Two

Window to rear, radiator.

Bedroom Three / Study

Window to rear, radiator.

First Floor

Landing

Window to rear, storage cupboard.

Shower Room

Window to rear, WC, bidet, pedestal wash basin, shower cubicle, radiator.

Bedroom Five

Window to side, storage cupboard, radiator.

Hallway

Storage cupboard, door leading to:

Bedroom Four

Window to side, radiator.

Outside

The property is accessed via an extensive driveway which leads to a parking area to the rear of the property where there is also a detached garage with adjoining workshop, WC and hay loft above. Large lawned gardens run to the front, sides and rear of the property and are enclosed by a range of mature trees and bushes.

PLANNING PERMISSION

Full planning permission was granted by Lincoln City Council on 12th October 2022 for the erection of 2no. chalet bungalows to the rear of 102 Doddington Road. Application No: 2022/0667/FUL



Proposed Accommodation

Plot 1

Ground Floor

Entrance Hall, Kitchen, Lounge, Bedroom Two, Shower Room, Bedroom Three, Bedroom Four, Bathroom, Garage.

First Floor

Bedroom One & En-Suite.

Plot 2

Ground Floor

Entrance Porch, Hallway, Lounge, Kitchen, Bedroom One, En-Suite, Bedroom Two, Bathroom WC, Garage.

First Floor

Bedroom Three, Bedroom Four, WC.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 10000 Mbps and an upload speed of 10000 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

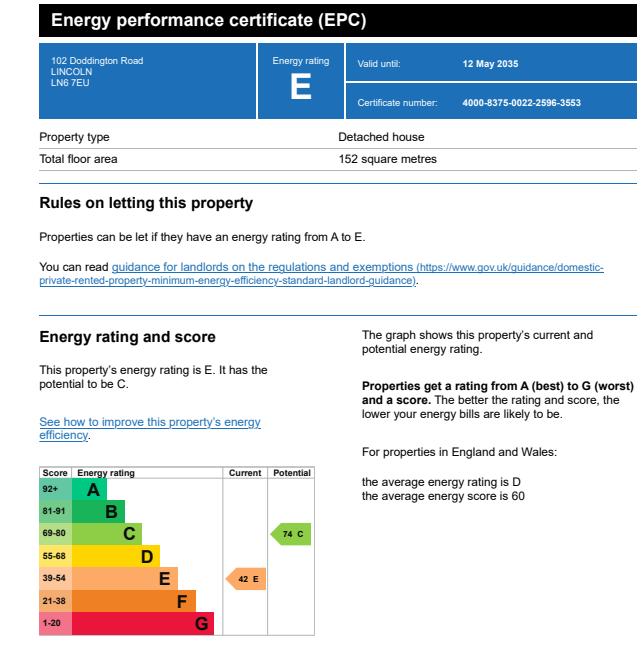
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

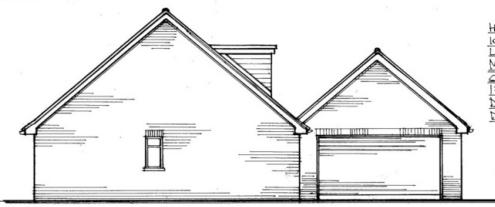
James Drabble

01522 504304

lincolnresidential@brown-co.com

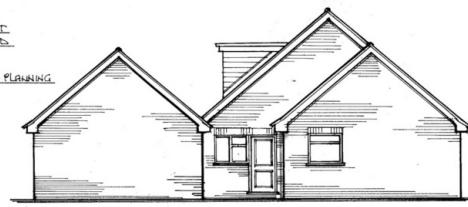




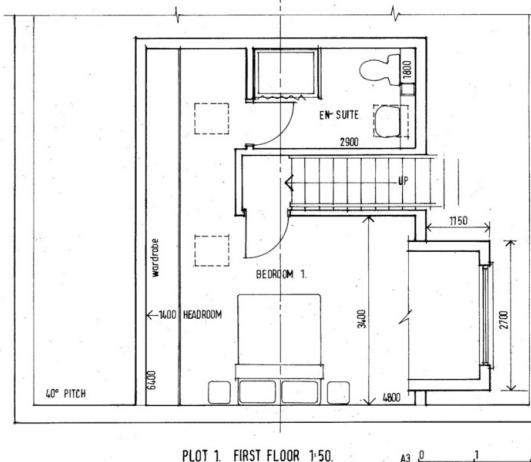


WEST ELEVATION 1:100

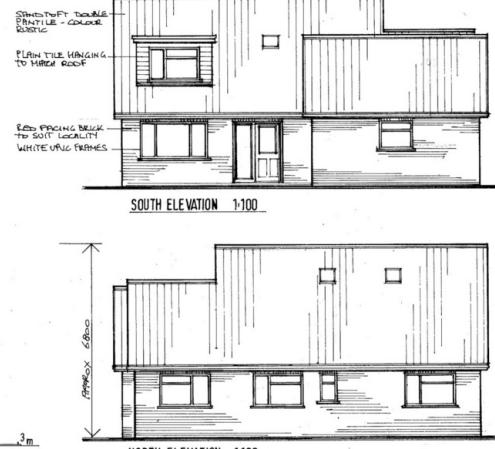
HOUSING DEVELOPMENT
102 DODDINGTON ROAD,
LINCOLN
MR & MRS S. ULPH
SCHEME DRG. NO. 1 - PLANNING
1:50, 1:100
DATE 24/7/2019
DRG. REF. 19.8.1
PLOT 1
REV. A. 24/7/2019



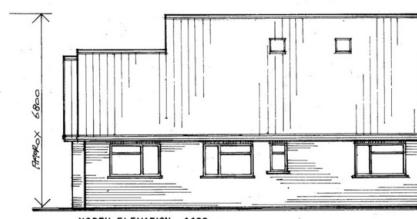
EAST ELEVATION 1:100



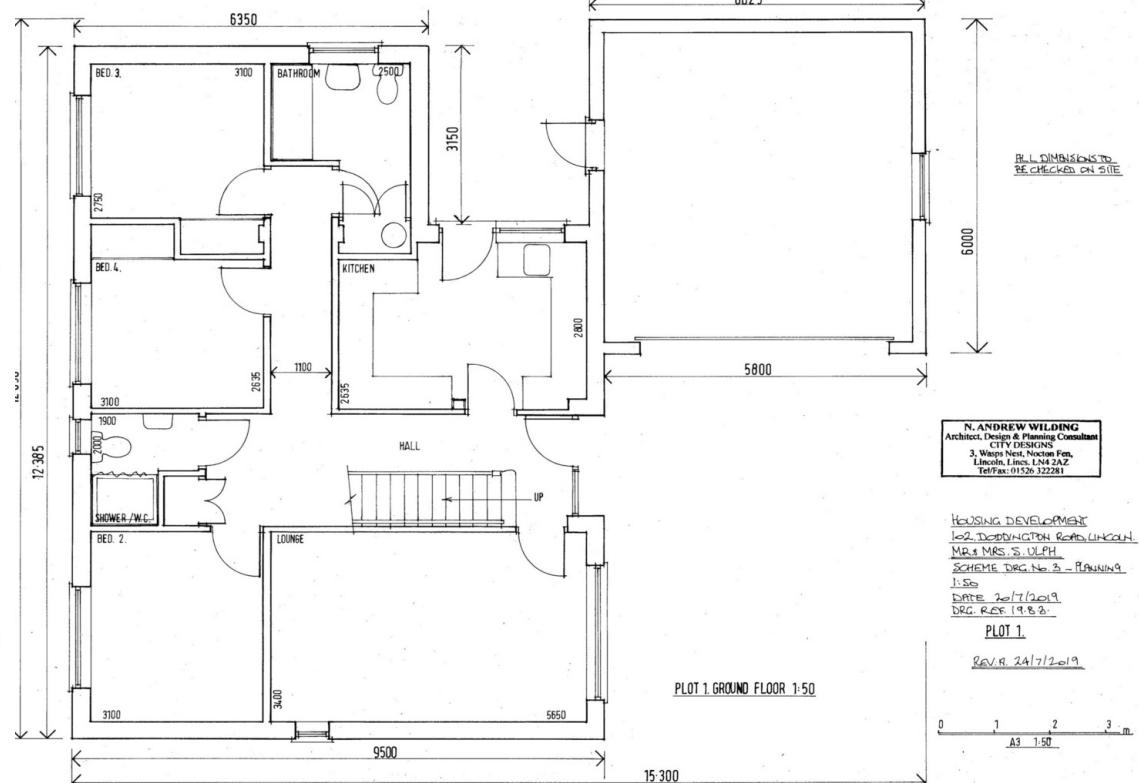
PLOT 1. FIRST FLOOR 1:50



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

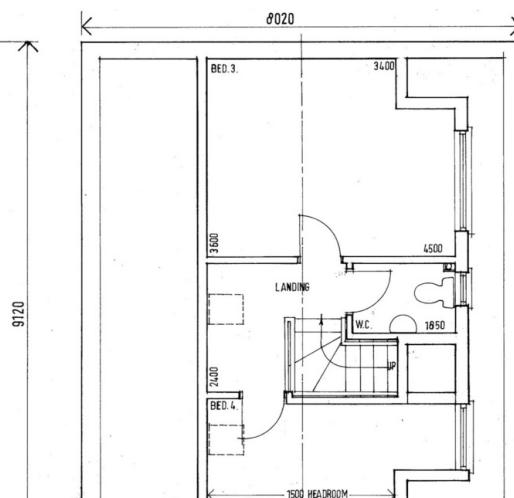


PLOT 1. GROUND FLOOR 1:50

N. ANDREW WILDING
Architect, Design & Planning Consultant
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3, Wags Nest, Naven, Fen,
Lincoln, Lincs. LN4 2AZ
Tel/Fax: 01526 322281

HOUSING DEVELOPMENT
102 DODDINGTON ROAD, LINCOLN
MR & MRS S. ULPH
SCHEME DRG. NO. 3 - PLANNING
1:50
DATE 24/7/2019
DRG. REF. 19.8.2
PLOT 1
REV. A. 24/7/2019

0 1 2 3 m

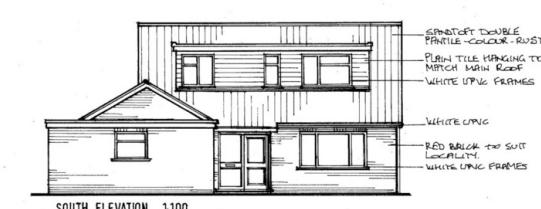


PLOT 2. FIRST FLOOR 1:50

A3 0 1 2 3 m



EAST ELEVATION 1:100



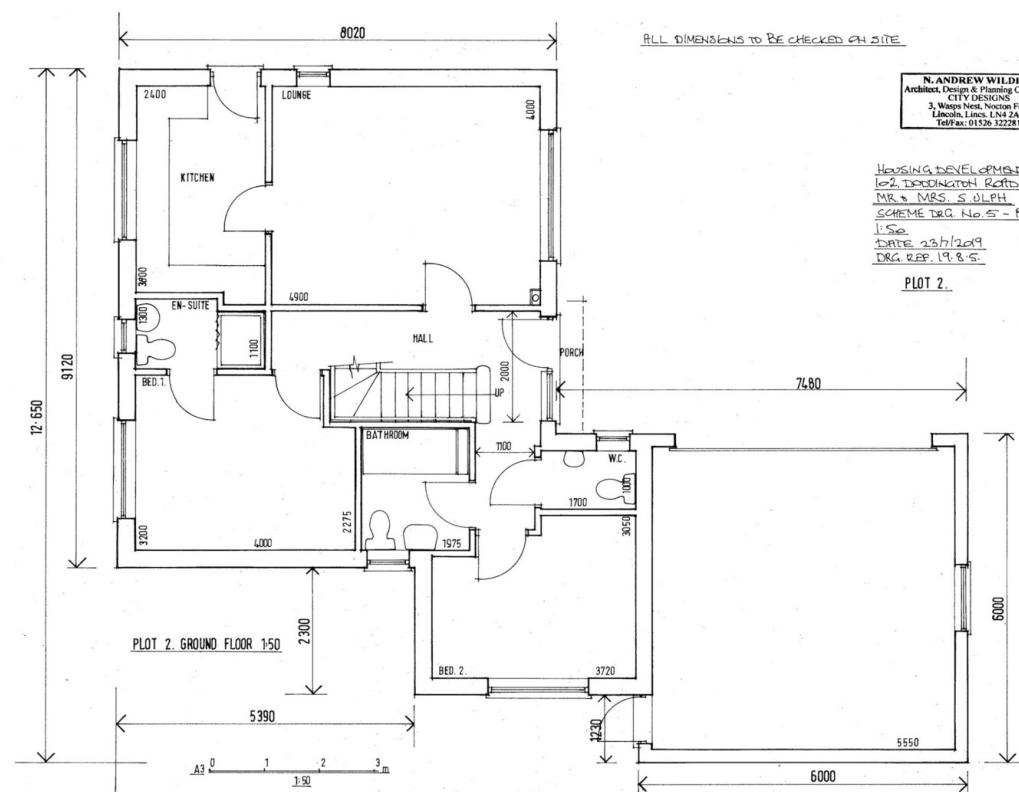
SOUTH ELEVATION 1:100

HOUSING DEVELOPMENT
102 DODDINGTON ROAD, LINCOLN
MR & MRS S. ULPH
SCHEME DRG. NO. 6 - PLANNING
1:50, 1:100
DATE 24/7/2019
DRG. REF. 19.8.6
PLOT 2.

NORTH ELEVATION 1:100



WEST ELEVATION 1:100

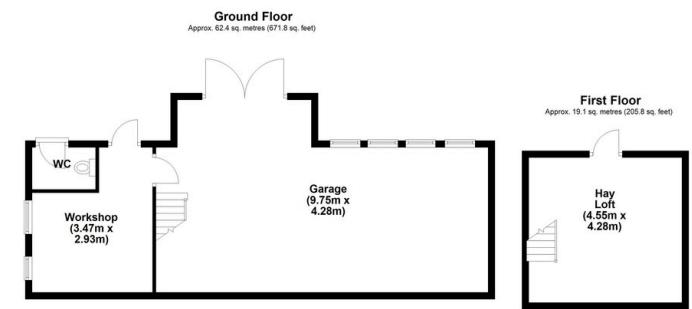
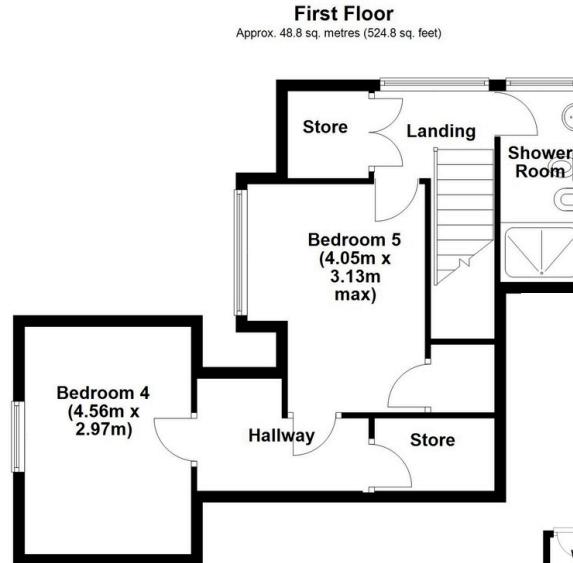
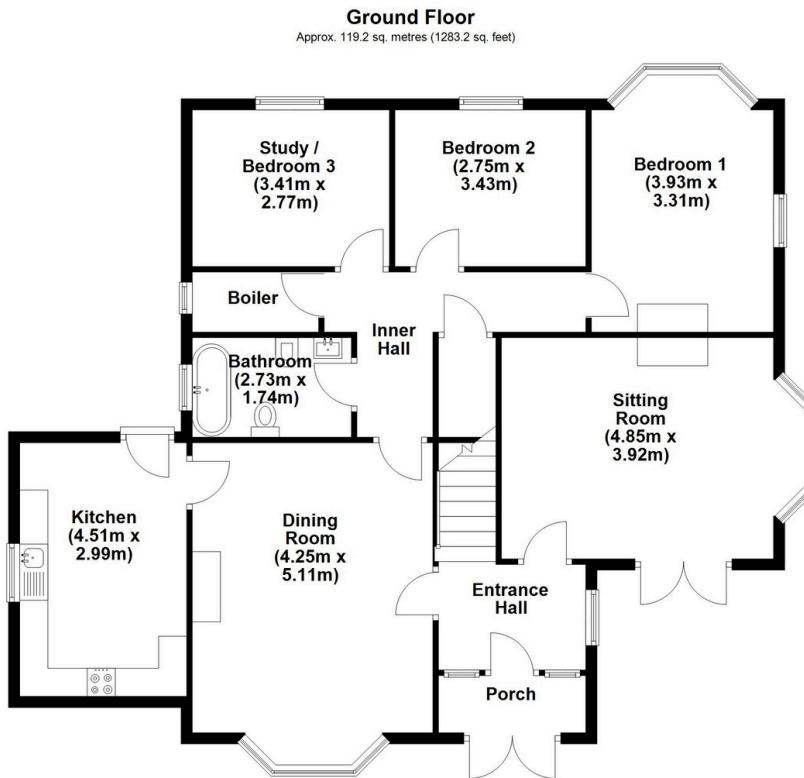


PLOT 2. GROUND FLOOR 1:50

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HOUSING DEVELOPMENT
102 DODDINGTON ROAD, LINCOLN
MR & MRS S. ULPH
SCHEME DRG. NO. 5 - PLANNING
1:50
DATE 24/7/2019
DRG. REF. 19.8.5
PLOT 2.

0 1 2 3 m



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