



- Detached House
- Four Bedrooms
- En-Suite To Master
- Spacious Lounge & Kitchen Diner

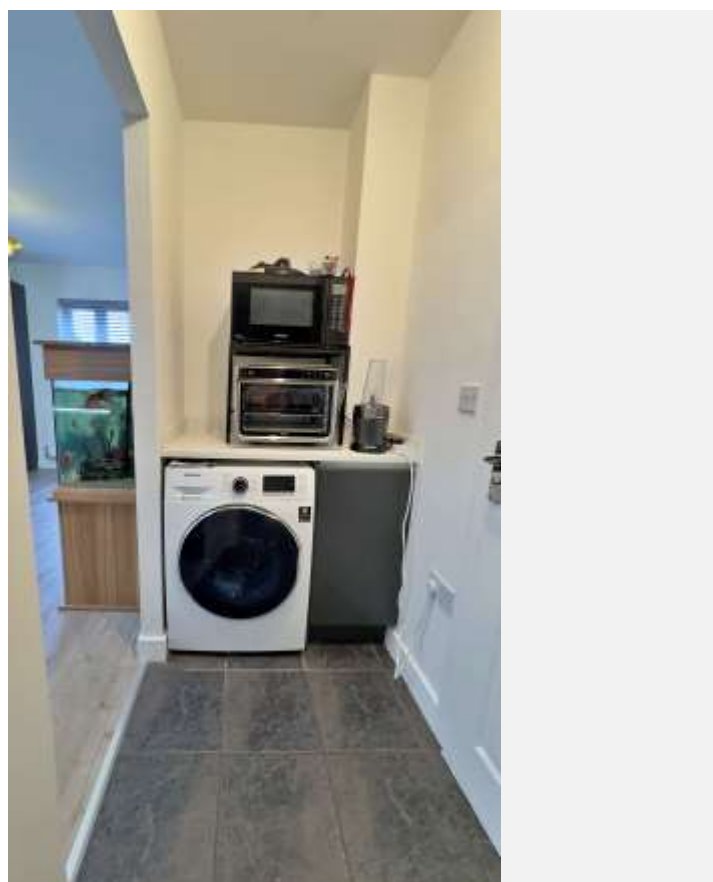
- Downstairs WC & Utility Area
- Car Port, Driveway & Additional Parking
- Cul-De-Sac Location
- Good Size Rear Garden

Kingsdown Road, Doddington Park, LN6 0FB
£268,000





Situated in this cul-de-sac location within the Doddington Park area of Lincoln. Starkey&Brown are pleased to offer for sale this four-bedroom detached house. The property is well-positioned and within walking distance of local primary schools, shops and doctors. The property has been redecorated and had a new boiler installed by the current owner in 2023. Outside, the property has an additional parking space for one car or van and a driveway with an additional parking space through to the carport. Accommodation comprises of an entrance hallway, a spacious lounge with a walk-in bay window to the front aspect, a 15'4" kitchen diner with a range of built-in appliances, a downstairs WC, and a utility area. Whilst the first floor has four bedrooms with an en-suite to the master and a family bathroom. The rear garden is not directly overlooked and is mainly laid to lawn with a fenced surround. To truly appreciate this property, an internal inspection is highly recommended. Council tax band: C. Freehold.



Front door into

Door through to:

Lounge

15' 4" x 11' 1" max (8'6" min) (4.67m x 3.38m)

Walk-in bay to the front aspect with uPVC windows and a single radiator.

Kitchen Diner

15' 4" x 9' 5" (4.67m x 2.87m)

A range of fitted wall and base units with ample worktop space; built-in appliances include a fridge, a freezer, a dishwasher, an oven, a grill, and a four-ring hob, a uPVC window and uPVC patio doors to the rear garden, and a single radiator. Archway through to:

Utility Area

Plumbing for a washing machine and worktop surface; doors through to downstairs WC and to carport.

Downstairs WC

Two-piece suite comprising a low-level flush WC and a wash hand basin.

First Floor Landing

Bedroom 1

15' 0" max x 8' 6" (4.57m x 2.59m)

Having a fitted double wardrobe, a double radiator, and uPVC windows to the front and side aspects. Door to:

En-Suite

Three-piece suite comprising a shower cubicle with mains-fed shower inset, wash hand basin, low-level flush WC, stainless steel sink, heated towel rail, uPVC frosted window and an extractor fan.

Bedroom 2

11' 8" x 8' 6" (3.55m x 2.59m)

uPVC French doors opening into bedroom with a Juliette balcony overlooking the rear garden and a single radiator.

Bedroom 3

10' 4" x 9' 1" (3.15m x 2.77m)

A radiator, uPVC window to the rear and side aspects.

Bedroom 4

8' 6" x 7' 4" (2.59m x 2.23m)

uPVC window to the front aspect and a radiator.

Family Bathroom

Three-piece suite comprising panelled bath, wash hand basin, a low-level flush WC, a radiator and a uPVC frosted window.

Outside

Driveway with off-street parking for 1 car. Leading to a carport.

Car Port

19' 0" x 8' 0" (5.79m x 2.44m)

Fully enclosed. Up-and-over door to the front. Barn door to the rear garden. There is additional parking to the side of the property for another vehicle.

Rear

Mainly laid to lawn with a fenced surround, paved patio with a variety of flowers, plants, and shrubs. The property benefits from not being overlooked directly from the rear aspect.

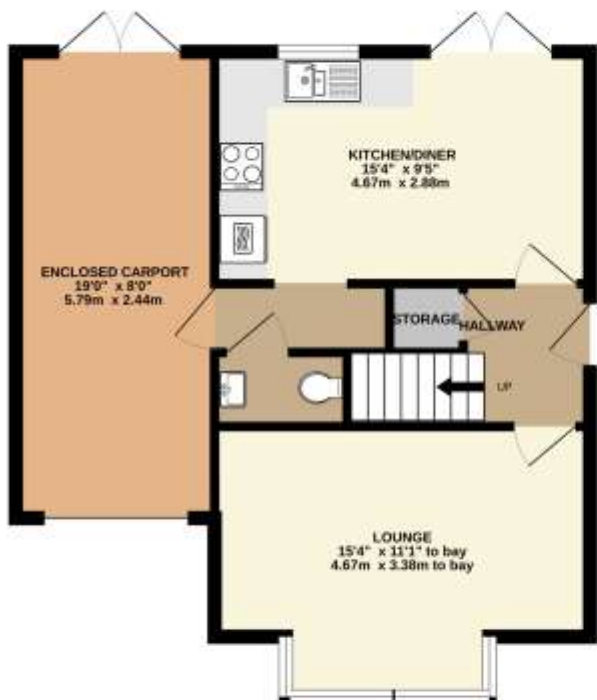
Service Charge

We are advised by the vendor that there is a service charge for the property, which is currently £370 a year. Any interested parties should satisfy themselves as to this before proceeding.





GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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 operability or efficiency can be given.
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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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