



Doddington Road, Lincoln

Asking Price £310,000


MARTIN&CO

Doddington Road, Lincoln

House - Semi-Detached
4 Bedrooms, 1 Bathroom

Asking Price £310,000

- Semi-Detached Period Property
- Original Features
- Generous Plot
- Vehicular Access to the Rear
- Driveway Parking
- Detached Garage
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Four bedroom semi-detached period home with a wealth of charm and character, incorporating many of its original features throughout. Boasting a good sized plot with gardens to the front and rear with plentiful space for a motorhome, this conveniently situated property is a must see for families looking to upsize into a long term home. Comprising internally of a porch, entrance hallway, living room, family room, dining room, kitchen, store room and cloakroom to the ground floor with four bedrooms and a family bathroom to the first floor. In the agents opinion, this is a deceptively spacious family home and simply must be viewed to appreciate all that this property has to offer.

Situated on Doddington Road, the property benefits from easy access to local amenities to include schooling of all ages, supermarkets and medical facilities. There is local

access to the A46 relief road, North Hykeham train station plus a regular bus route into Lincoln city centre.

EPC Rating - D
Council Tax Band - D
Tenure - Freehold

Porch

Glazed entry doors onto feature tiled flooring. Secondary glazed door leads to the hallway.

Entrance Hall

Carpet flooring, two radiators, two light fittings, Drayton thermostatic control, stairs rising to the first floor with a storage cupboard below. Fitted cupboard houses the fuse boxes and electric meters.



Living Room
14'5" x 12'4" (max measurements).
Wooden glazed box bay window to the front, carpet flooring, ceiling light, radiator and a gas fire with hearth and surround.

Family Room
13'8" x 13'1"
Dual aspect room with a wooden glazed windows to the front and rear aspects, carpet flooring, light fitting, radiator and a gas feature fire with hearth and surround.

Dining Room
10'11" x 8'4"
Wooden glazed window to the side aspect, carpet flooring, light fitting, radiator and built in storage.

Kitchen
9'10" x 9'9"
Base and eye level units with a laminated work surface, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven, electric hob with extractor over plus space and plumbing for a washing machine and dishwasher plus further under counter space for a fridge. Tiled flooring, side wooden glazed window, radiator and a fluorescent lighting strip.

Rear Hall
Partly glazed door, tiled flooring and lighting.

Store Room
6'7" x 6'5" (max measurements).
Tiled flooring, light and power.

Cloakroom
5'10" x 2'9"
Low level WC, wall mounted wash basin, tiled flooring, radiator, pendant fitting and a wooden glazed window to the rear.

Stairs / Landing
Carpet flooring, light fitting, access to the loft and a storage cupboard.

Bedroom 3
10'1" x 9'9"
Dual aspect room with wooden glazed windows, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Bathroom
8'4" x 6'2"
Three piece suite comprising of a WC, pedestal wash basin and a panel bath with mains thermostatic shower over. Vinyl flooring, heated towel rail, two glazed wooden windows, light and extractor. Airing cupboard houses the Worcester heat only boiler and hot water cylinder.

Bedroom 1
13'10" x 13'1"
Dual aspect room with wooden glazed windows, carpet flooring, pendant fitting, radiator, Drayton thermostatic control, pedestal wash basin and fitted bedroom furniture.

Bedroom 4
9'7" x 7'4"
Wooden glazed window to the front aspect, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Bedroom 2
12'6" x 9'1"
Wooden glazed window to the front aspect, carpet flooring, pendant fitting, radiator and fitted bedroom furniture.

Garage
24'3" x 7'9"
Up and over door to the front with a personnel side door, light and power.

Outside
The front offers a low maintenance mature garden being mainly laid to lawn with planted borders, shrubbery and external lighting. Long concrete driveway suitable for multiple vehicles to park off road, extending beyond the wrought iron gates giving access to the garage.

The rear boasts a sizeable garden being laid to lawn with mature planted trees and shrubbery. Secondary gravel driveway that leads to the garage plus space to the side for a motorhome. Beyond the rear gate and covered pergola, the garden extends further with laid lawn, trees and planted borders, fish ponds and stream, water supply and lighting. Garden shed and greenhouse are included within the sale.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

145.18 m²

1562.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.