



Blyton Grove, Lincoln

Asking Price £265,000



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House - Detached
3 Bedrooms, 1 Bathroom

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- Detached Family Home
- Cul-De- Sac Setting
- Garden Room and Home Office
- Front and Rear Gardens
- Driveway Parking
- Potential to Extend (STPP.)
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



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

Three bedroom detached family home nestled away within a quiet cul-de-sac setting in the popular Doddington Park area. Comprising internally of an entrance porch, living room, dining room, kitchen, garden room, office and store, three bedrooms and a family bathroom. Externally offering gardens to the front and rear with driveway parking. Viewings are highly recommended.

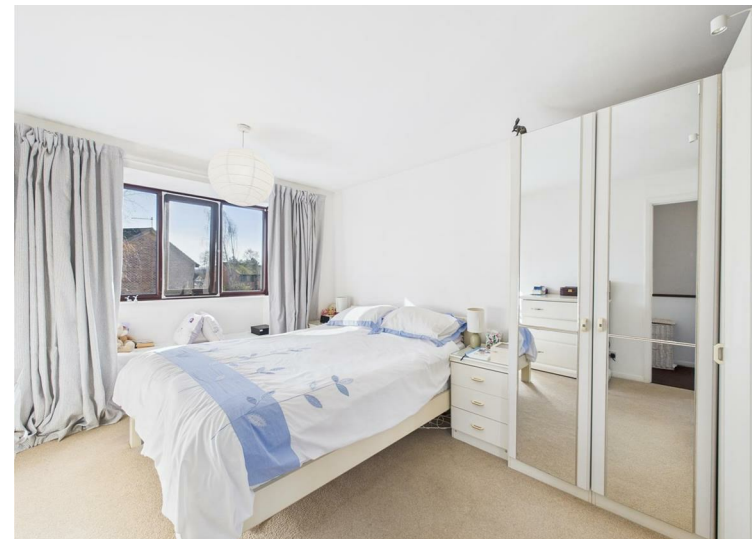
Doddington Park offers access to schooling for all ages, local amenities, shops, doctors and public transport services plus the A46 bypass road link.

EPC Rating - D
Council Tax Band - C
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Porch
6'3" x 3'0"
PVC entrance door and side windows plus tiled flooring.

Entrance Hall
Entering from the porch via a glazed wooden door onto wood effect laminate flooring, light fitting, radiator, EPH boiler controls and stairs rising to the first floor.

Living Room
14'8" x 13'5"
PVC box bay window to the front, wood effect laminate flooring, wall lighting, radiator and a fireplace hearth with surround.



Dining Room

9'9" x 8'8"

PVC French doors to the rear giving access to the garden, wood effect laminate flooring, pendant fitting and a radiator.

Kitchen

9'9" x 7'9"

Base and eye level units with laminated work surfaces, complimentary upstand and an inset stainless steel sink. Freestanding Gourmet Classic double oven with extractor above, space and plumbing for both a washing machine and dishwasher plus a recess for a fridge freezer. Tiled flooring, radiator, PVC rear window and a light fitting.

Garden Room

9'5" x 8'1"

PVC French doors leading out to the rear garden, tiled flooring, radiator and a pendant fitting.

Store Room

9'2" x 8'5"

Side windows, pendant fitting and the mains consumer unit housed.

Office

8'4" x 7'9"

PVC front windows, wood effect laminate flooring and the wall mounted Worcester combination boiler.

Stairs / Landing

Carpet flooring, PVC side window, pendant fitting, access to the loft and a shelved cupboard with a radiator.

Shower Room

7'11" x 5'10"

Low level WC, pedestal wash basin and a corner

cubicle housing the electric shower. PVC rear window, wood effect vinyl flooring, heated towel rail, light and extractor.

Bedroom

11'7" x 8'5"

PVC window to the rear aspect, carpet flooring, light fitting and a radiator.

Bedroom

15'0" x 10'1" (max measurements).

PVC front bay window with seating, carpet flooring, pendant fitting and a radiator.

Bedroom

9'7" x 6'3"

PVC window to the front, carpet flooring, light fitting and a radiator.

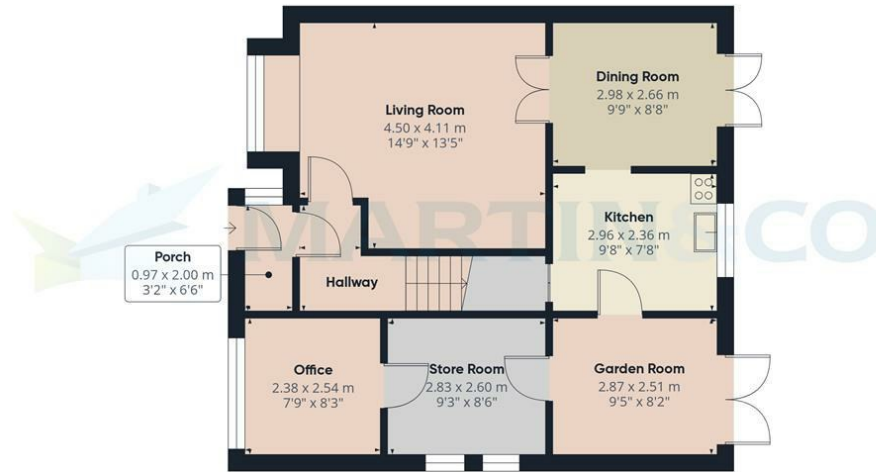
Outside

The property is approached via a shared gravelled driveway which is maintained by the two houses. To the front of the property is a garden mainly laid to lawn with mature planted shrubs and a well established tree. There is a block paved driveway suitable for off road parking and outside lighting. Gated access leads to the rear. The rear garden is private and fully enclosed offering laid lawn, mature planted borders, fruit and blossom trees, block paved pathways, a decked seating area with wooden pergola over and a fish pond. Further benefiting from lighting, power and water supply. There is a wooden garden shed which is to be included within the sale.

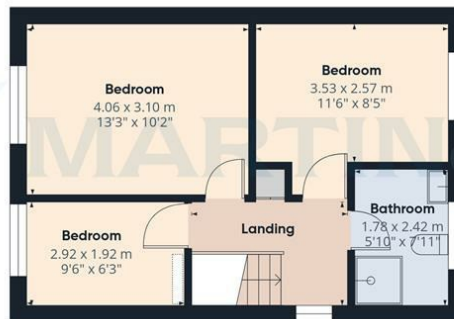
Fixtures & Fittings.

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



Floor 1



Approximate total area⁽¹⁾

96.8 m²
1041 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

