



Wedgewood Road, Lincoln

£190,000


MARTIN&CO

Wedgewood Road, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£190,000

Date Available:
Deposit:
null

- Semi-Detached Home
- Popular Location
- Modern Fitted Kitchen
- Shower Room
- Enclosed Rear Garden
- Driveway Parking
- Carport
- No Onward Chain
- EPC - C / FREEHOLD
- Council Tax Band - B

Three bedroom semi-detached home positioned within the popular Doddington Park area, this property comprises internally of an entrance hall, living room, dining room, modern fitted kitchen, shower room and three bedrooms. No onward chain.



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Doddington Park (LN6) is a popular location for nearby amenities to include shops, public houses, schooling and transport links in and out of the city.

ENTRANCE HALL
PVC entrance door, carpet flooring, radiator and stairs rising to the first floor.

LIVING ROOM
14'9" x 12'7"
PVC box bay window to the front aspect, pendant fitting, carpet flooring, radiator and a gas fire.

DINING ROOM
9'7" x 7'11"
Laminate flooring, radiator, pendant fitting, EPH wall mounted controls, patio doors to the rear plus an understairs storage cupboard.

KITCHEN
9'11" x 7'8"
Base and eye level units, slimline worksurfaces with tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, hob and extractor over, space for a fridge freezer plus further space and plumbing for a washing machine. Laminate flooring, fluorescent lighting, PVC side door, PVC rear window and a radiator. Baxi combination boiler is housed.

STAIRS/LANDING
Carpet flooring, pendant fitting, access to the loft and a storage cupboard.

BEDROOM
9'2" x 6'1"
PVC window to the front aspect, carpet flooring, pendant fitting, radiator and a fitted storage cupboard.

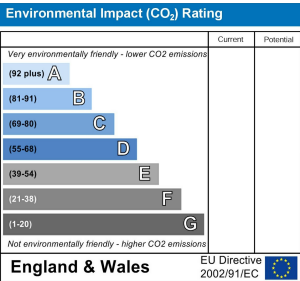
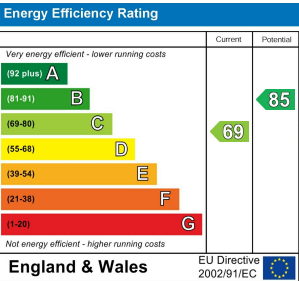
BEDROOM
12'5" x 9'5" measured to wardrobes
PVC window to the front aspect, carpet flooring, pendant fitting, radiator and fitted sliding wardrobes.

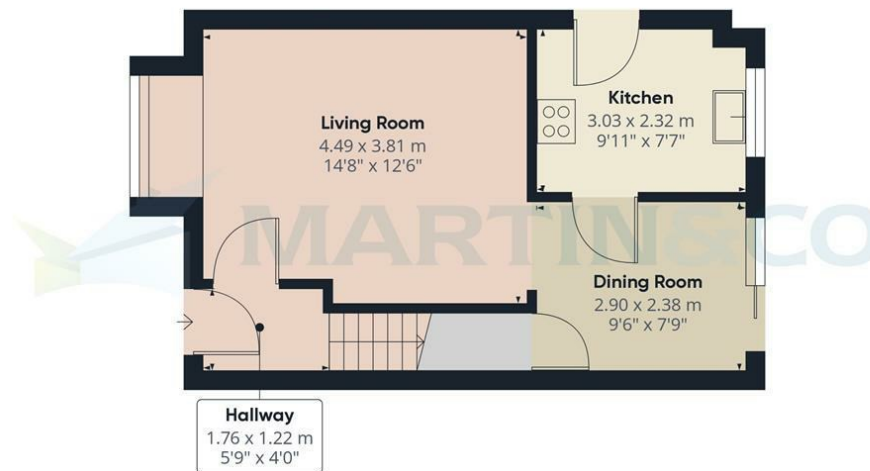
BEDROOM
10'0" x 9'4"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BATHROOM
6'1" x 5'9"
Low level WC, pedestal wash basin and a mains fed shower cubicle. Vinyl flooring, PVC window to the rear, light fitting and a radiator.

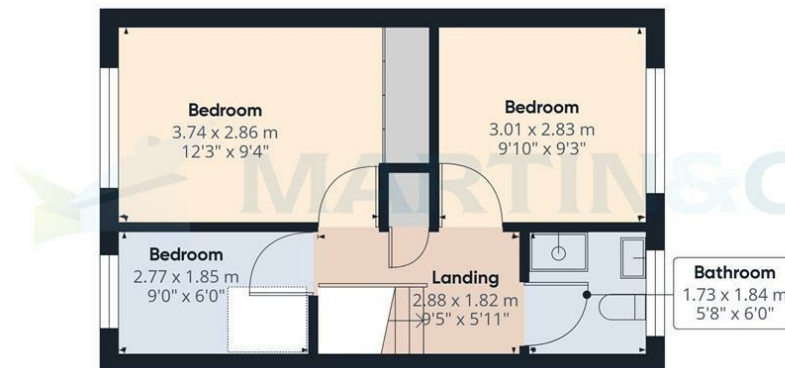
OUTSIDE
To the front is a long gravel driveway leading to a carport, planted gravel borders, block paved walkway, rain canopy and lighting. To the rear is an enclosed garden, laid to lawn with planted gravel borders and a patio area with gated access to the front.

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 area¹⁸

69.8 m²
751.31 ft²

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.

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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.

