



Stenigot Road, Lincoln

Asking Price £218,000


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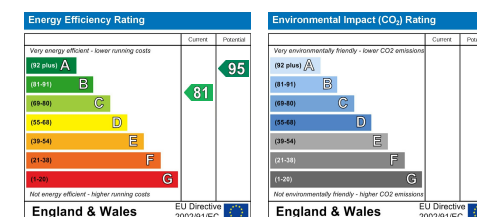
Stenigot Road, Lincoln

House - Detached

2 Bedrooms, 1 Bathroom

Asking Price £218,000

- Detached Two Bedroom Property
- Modern 2017 Build
- Immaculately Presented
- Generous Corner Plot
- South East Facing Landscaped Garden
- Driveway Parking
- Popular Location
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - B



Detached two bedroom property making for an ideal first time purchase, occupying a generous corner plot position in the popular residential area of Doddington Park. Built in 2017, this immaculate home is still enjoyed by its original owner. Viewings are highly recommended to truly appreciate. Comprising internally of a living room, kitchen diner and cloakroom, two bedrooms and a bathroom. Externally offering a generous landscaped rear garden and driveway parking for multiple vehicles to the front.

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 - B
Council Tax Band - B
Tenure - Freehold

Living Room
14'2" x 13'10"
PVC entrance door and window to the front, carpet flooring, radiator, Drayton thermostatic control and ceiling lighting. Stairs rising to the first floor with a storage cupboard below.

Cloakroom
6'1" x 2'11"
Low level WC, pedestal wash basin, PVC window to the side, tiled flooring, heated towel rail, spot lit ceiling and extractor.



Kitchen Diner

14'2" x 7'6"

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven with electric hob and extractor over plus an integrated fridge freezer and slimline dishwasher plus space and plumbing for a washing machine. Tiled flooring, radiator, spot lit ceiling, PVC window and French doors to the rear, mains consumer unit and Ideal combination boiler housed.

Stairs / Landing

Carpet flooring, pendant fitting and access to the loft.

Bedroom

14'1" x 7'8"

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

Bedroom

14'1" x 7'0" (max measurements).

PVC window to the front, carpet flooring, pendant fitting, radiator and a built in over stairs storage cupboard.

Bathroom

6'2" x 5'7"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC window to the side, heated towel rail, vinyl tile effect flooring, spot lit ceiling and extractor.

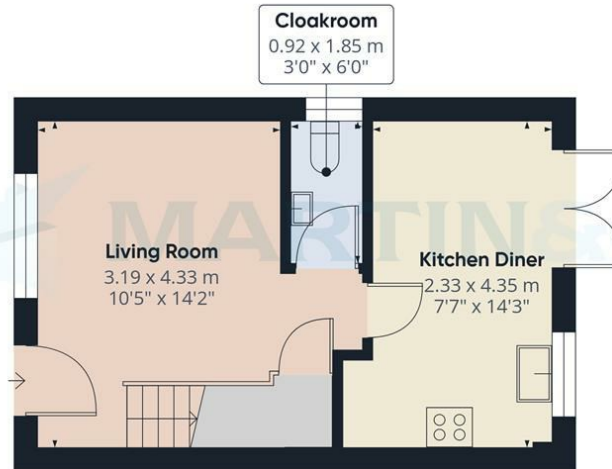
Outside

To the front is a gravelled driveway, suitable for multiple vehicles to park off road, feature lighting and gated access to the rear. Occupying a generous corner plot, the rear boasts a South East facing, landscaped garden with a paved patio seating area,

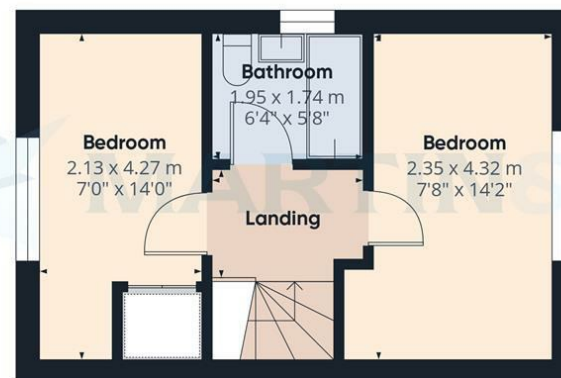
decorative paving, gravelled and planted borders. To the side, beyond the trellis archway is a further 'secret' garden being mostly laid to lawn with planted borders and trees, feature lighting, water and power supply plus a garden shed that is included within the sale.

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⁾

53.6 m²
576 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 are based on RICS IPMS 3C standard.

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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.