



**Muirfield Close, Doddington Park,
Lincoln**

005 DOM


MARTIN & CO

Muirfield Close, Doddington Park,
Lincoln

House - Townhouse

3 Bedrooms, 3 Bathroom

£995 PCM

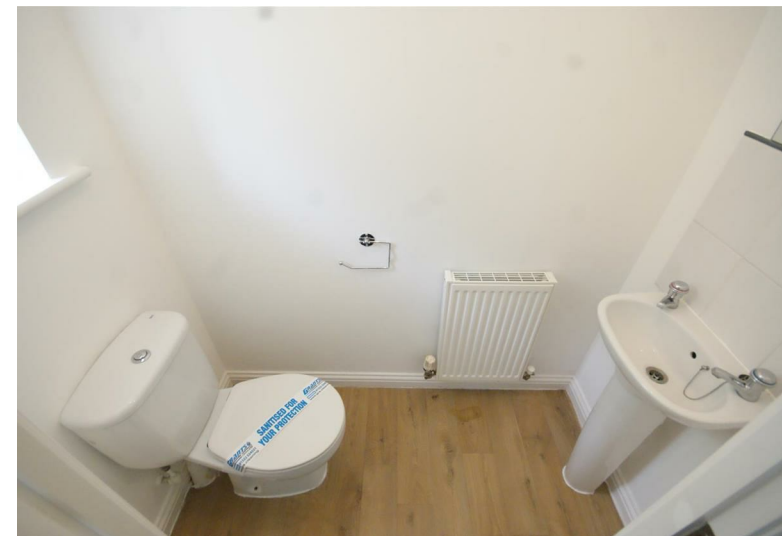
Date Available: 8th June 2026

Deposit: £1,148

Unfurnished

- Three Bedroom Townhouse
- Spacious Kitchen/Diner
- Utility
- Master Bedroom with En Suite
- Immaculately Presented
- Cul-De-Sac Location
- Overlooking Woodland
- Garage With Parking
- EPC C
- Council Tax C

Three Bedroom, Three Storey Town House enjoying a quiet cul-de-sac location overlooking the neighbouring woodland. Benefitting from a spacious kitchen/diner, utility, first floor lounge, master bedroom with en suite, landscaped rear garden and a garage with parking.



FULL DESCRIPTION

Internally this home comprises: Entrance hall, cloakroom, utility room, spacious kitchen diner/family area with integrated dishwasher, oven hob and extractor. On the first floor you have the lounge and master bedroom with en suite shower room. To the top floor you have two further bedrooms and bathroom.

Unfortunately we cannot accept pets on this property

Benefiting from a garage plus parking, uPVC double glazing and gas central heating throughout.

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast -

Satellite & Cable TV Availability
BT Sky Virgin

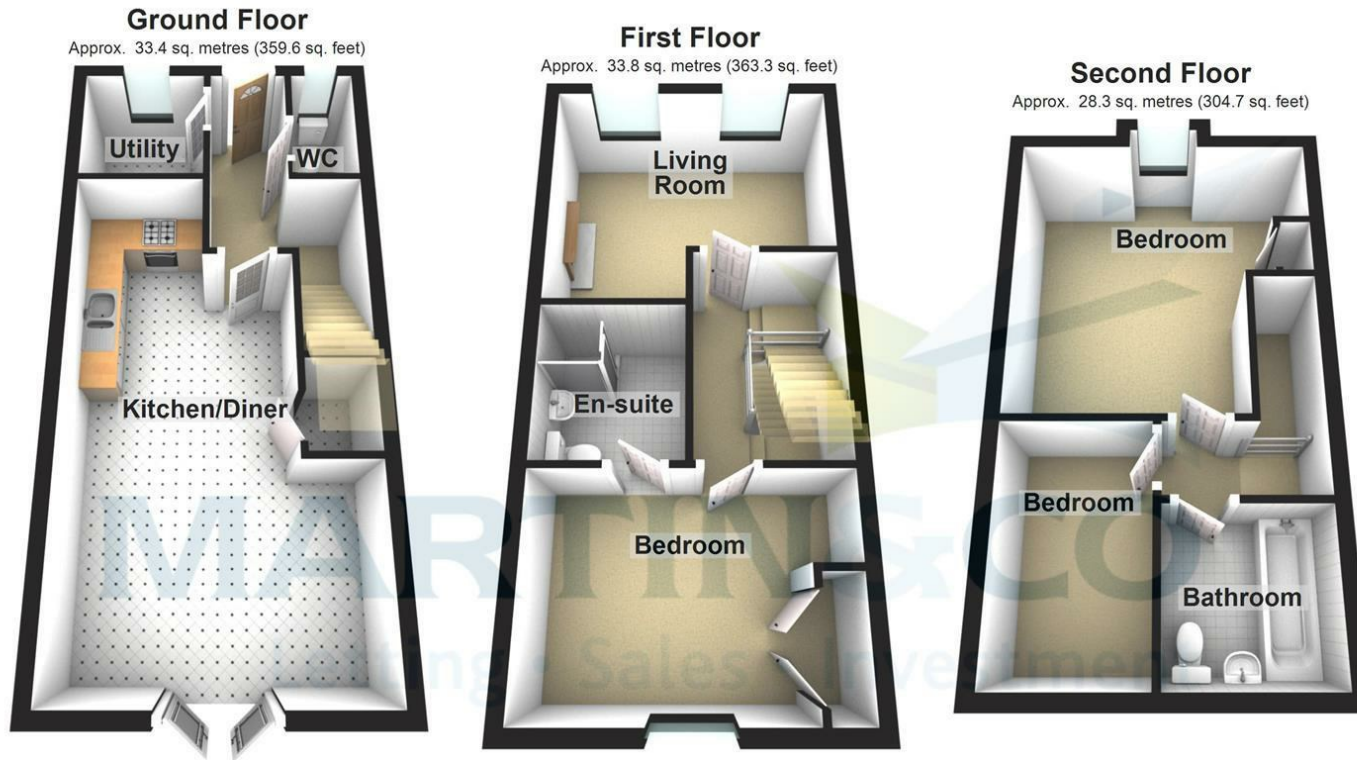
OUTSIDE SPACE

The front is part gravel with walkway leading to the front door, sheltered by a rain cover. Landscaped and low maintenance garden to the rear with decking tiles, part slate and gravel with artificial grass, fully enclosed with gated access to the car park plus an outside tap and lighting.



| 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 | | |
| | 74 | 86 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
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| England & Wales | | |



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.