



Doddington Road, Lincoln

£215,000


MARTIN & CO

Doddington Road, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£215,000

Date Available:
Deposit:
null

- Semi-Detached Home
- Popular Location
- Generous Plot
- Driveway Parking
- Fitted Kitchen
- Open Plan Lounge / Dining Room
- Modern Shower Room
- No Onward Chain
- Tenure: Freehold
- Council Tax - B / EPC Rating - D

Three bedroom semi-detached home occupying a generous plot on Doddington Road within easy reach to local amenities. Comprising internally of an entrance hall, extended kitchen, spacious open plan lounge and dining room, three bedrooms and a modern shower room. Sold with no onward chain.



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The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

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

Entrance Hall
PVC entrance door, carpet flooring, side window, radiator, light fitting, stairs rising to the first floor with a storage cupboard below housing the mains consumer unit and meters.

Lounge
12'8" x 11'10" (max measurements).
PVC bay fronted window, carpet flooring, ceiling fan and wall lighting, radiator, electric feature fire with hearth and surround.

Dining Room
11'11" x 11'10" (max measurements).
PVC French doors and side panels to the rear aspects, carpet flooring, light fitting and a radiator.

Kitchen
14'7" x 7'4" (max measurements).
Base and eye level units with roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, electric hob with extractor over, integrated dishwasher and washing machine plus further undercounter space for a fridge. PVC window to the side and rear aspects, tiled flooring, heated towel rail, spot lit ceiling and a built in storage cupboard.

Stairs/Landing
Carpet flooring, window to the side aspect, pendant fitting and access to the loft.

Shower Room
7'9" x 6'3"
Fully tiled room with a three piece suite comprising of a concealed cistern WC, wall mounted vanity sink and a walk in cubicle with thermostatic shower and recessed storage. Spot lit ceiling, extractor, PVC window to the rear, heated towel rail and an airing cupboard housing the Baxi combination boiler.

Bedroom
11'10" x 9'7" (measured to wardrobes).
PVC window to the rear aspect, carpet flooring, radiator, light fitting and fitted sliding wardrobes.

Bedroom
12'6" x 9'8" (max measurements).
PVC window to the front aspect, carpet flooring, radiator, pendant fitting and fitted wardrobe.

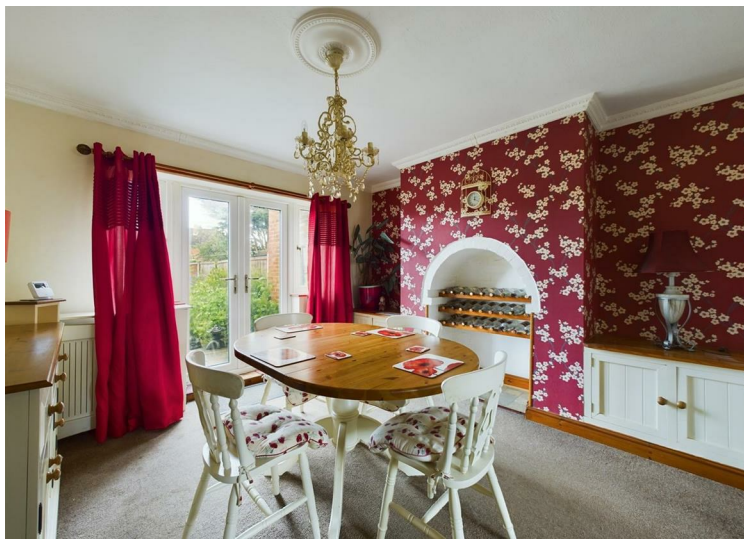
Bedroom
9'7" x 7'3" (max measurements).
Double glazed window to the front aspect, carpet flooring, radiator, light fitting and two recessed open rails.

Outside
To the front is a long gravelled driveway suitable for multiple vehicles to park off road, gravelled area with mature planted borders. To the rear is an enclosed South West facing garden, mainly laid to lawn with mature borders and a patio area. Power and water supply, gated access to the front and garden shed which is included within the sale.

Fixtures & Fittings

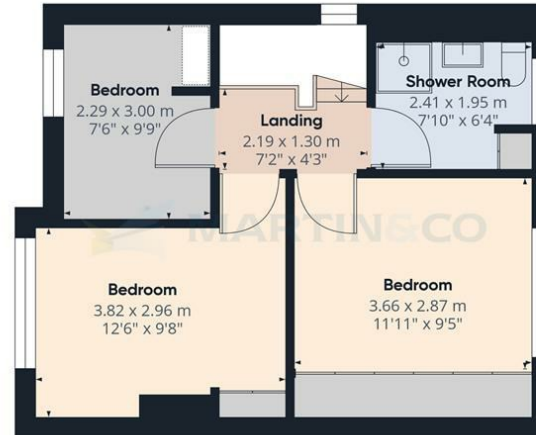
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
		67
England & Wales	EU Directive 2002/91/EC	

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	





Floor 0



Floor 1

Approximate total area⁽¹⁾
 84.5 m²
 909.54 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.

GIRAFFE360

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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.