



84 Doddington Road

Lincoln, LN6 7EU

£269,950

A three bedroomed bay fronted semi-detached property located in this popular area of Doddington Road, to the south of the historic Cathedral and University City of Lincoln. The property has internal accommodation briefly comprising of Inner Hallway, Lounge, Dining Room, Kitchen Breakfast Room, Ground Floor WC, Conservatory and First Floor Landing giving access to three Bedrooms and a Bathroom. Outside there is a lawned garden to the front, off road parking to the side and a lawned rear garden with a paved seating area. The property is being sold with No Onward Chain. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Newark Road and continue along, turning right on to Doddington Road and the property can be located on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

ENTRANCE PORCH

With UPVC doors to the front aspect, glass panel door to the inner hallway and tiled flooring.



INNER HALLWAY

With wooden flooring, stairs to the first floor landing, doors to lounge, dining room and kitchen and radiator.

LOUNGE

14' 3" x 11' 6" (4.36m x 3.52m) , with walk-in UPVC bay leaded window to the front aspect, wooden flooring, wall lights and gas fire with marble hearth and wooden surround.

DINING ROOM

11' 8" x 7' 5" (3.58m x 2.27m) , with UPVC leaded windows to the rear and side aspects, wooden flooring and space for a dining room table.

KITCHEN BREAKFAST ROOM

21' 6" x 8' 8" (6.56m x 2.65m) , with UPVC leaded windows to the side aspect, tiled flooring, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, hob with extraction above, spaces for a fridge and washing machine, wall mounted units with complementary tiling below, space for a breakfast table, radiator and door to the side aspect.

CONSERVATORY

15' 5" x 7' 1" (4.72m x 2.18m) , with UPVC windows and door to the rear garden, tiled flooring, radiator, LED lighting and door to WC.

WC

With WC, wash hand basin and radiator.



FIRST FLOOR LANDING

With doors to three bedrooms and bathroom, access to the roof void and airing cupboard.

FAMILY BATHROOM

7' 8" x 5' 7" (2.35m x 1.71m) , with UPVC window to the side aspect, tiled flooring, partly tiled walls, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard and a chrome towel radiator.

BEDROOM 1

16' 7" x 11' 9" (5.08m x 3.59m) , with two UPVC leaded windows to the front aspect, decorative fireplace, radiator and fitted cupboards.

BEDROOM 2

10' 2" x 11' 9" (3.11m x 3.59m) , with UPVC leaded window to the rear aspect, radiator and fitted cupboards.

BEDROOM 3

8' 9" x 5' 8" (2.68m x 1.74m) , with UPVC leaded window to the rear aspect and radiator.



OUTSIDE

To the front of the property there is a lawned garden and front wall. To the side of the property there is a driveway providing off road parking and gated access to the rear. To the rear of the property there is a blocked paved seating areas, lawned garden, flowerbeds, mature shrubs and trees.





WEBSITE
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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

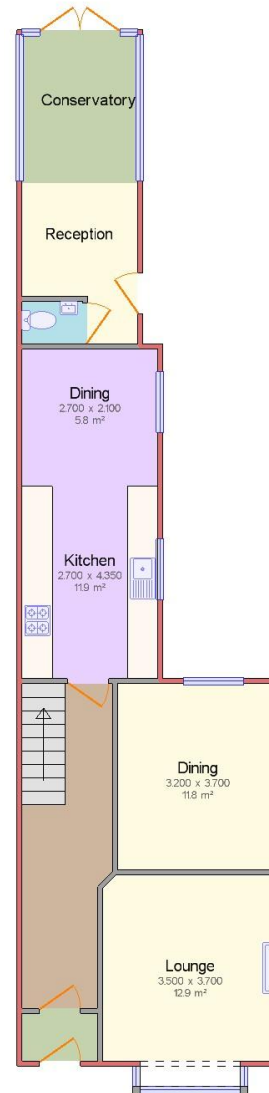
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Ground Floor
Gross internal area: 711 m² (765.2 ft²)



First Floor
Gross internal area: 502 m² (5405 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 3.17.2w

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