



**146 Doddington Road,  
Lincoln, LN6 7HF**



Book a Viewing!

**£270,000**

Tucked away down a private driveway within a highly regarded non-estate location to the south of Lincoln's Cathedral City, this substantial three-bedroom detached home offers generous and versatile accommodation. The property provides well-presented and generously proportioned accommodation throughout. Whilst it is ready to move into immediately, there remains significant opportunity for reconfiguration or extension to create an exceptional family home. The ground floor features an entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom/WC and an inner hallway. To the first floor, there is a landing giving access to three larger-than-average bedrooms and a shower room. The master bedroom is particularly impressive, extending the full depth of the house. Outside, the property benefits from a good-sized block-paved driveway with carport providing ample off-street parking, with scope for expansion if required. There is also a single garage, a well-stocked front garden and a mature, established rear garden, making it ideal for family living or entertaining. Viewing is highly recommended to fully appreciate this beautifully maintained home in a desirable location. The property is being sold with no onward chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** –D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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 University.



## ACCOMMODATION

### ENTRANCE HALL

With storage cupboard.

### LOUNGE

22' 5" x 11' 5" (6.84m x 3.48m) With double glazed window to the front aspect, double glazed sliding patio doors to the rear garden and gas fire set within a feature fireplace.

### DINING ROOM

15' 6" x 11' 5" (4.73m x 3.49m) With double glazed window to the rear aspect.



### INNER HALLWAY

With staircase to the first floor.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashback and double glazed window to the side aspect.

### CONSERVATORY

22' 6" x 7' 8" (6.87m x 2.34m) With double glazed sliding doors to the front aspect.



### KITCHEN/BREAKFAST ROOM

14' 9" x 10' 2" (4.50m x 3.10m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, gas hob, space for fridge freezer, breakfast bar, tiled flooring and splashbacks, airing cupboard and double glazed window to the rear aspect.

### UTILITY ROOM

13' 1" x 8' 2" (4.00m x 2.49m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer, spaces for washing machine and tumble dryer, tiled splashbacks, double glazed window to the side aspect and door to the garden.





#### FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard.

#### BEDROOM 1

16' 10" x 11' 5" (5.14m x 3.48m) With a range of fitted bedroom furniture including wardrobes, drawers, over bed storage, bedside tables and dressing table and double glazed windows to the front and rear aspects.

#### BEDROOM 2

13' 4 (max)" x 12' 3 (max)" (4.06m x 3.73m) With a range of fitted bedroom furniture including wardrobes, over bed storage, bedside tables and dressing table and double glazed windows to the rear and side aspects.

#### BEDROOM 3

12' 7" x 9' 8" (3.86m x 2.96m) With storage cupboard and double glazed window to the rear aspect.





## SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, storage cupboard, tiled walls, towel radiator and double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a gated block paved driveway providing ample off street parking for multiple vehicles and access to the garage. The integral single garage has an electric roller door to the front, side personnel door, wall mounted gas fired central heating boiler, light and power. There is also a carport providing further covered parking. There is a front garden that is well-stocked with mature shrubs and to the rear there is an established and enclosed private garden laid mainly to lawn with a patio seating area, flowerbeds, mature shrubs, shed and a greenhouse.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### 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.

### GENERAL

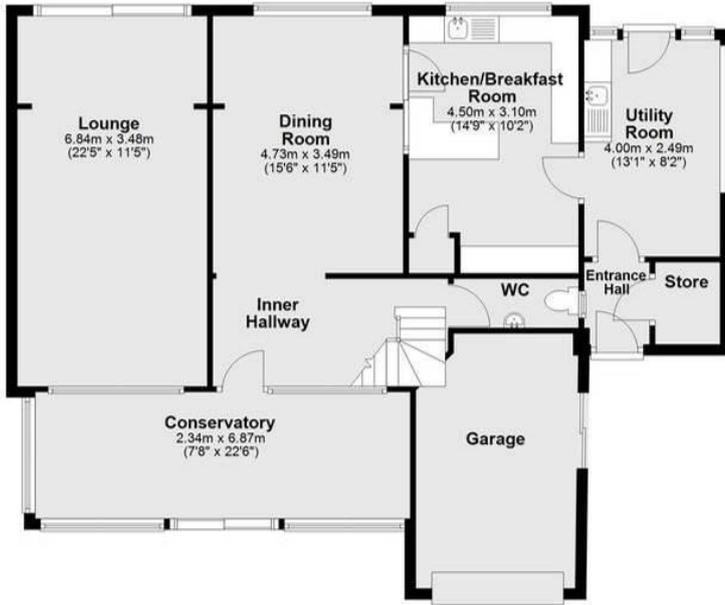
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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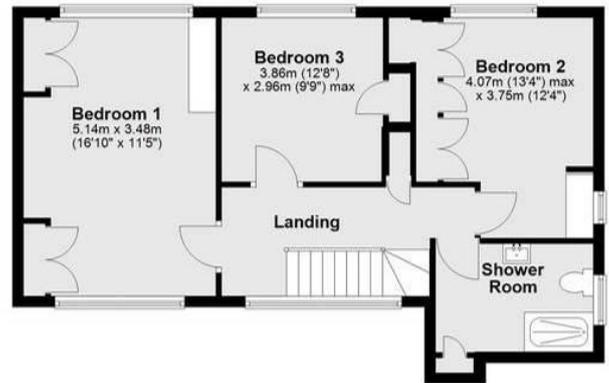
### Ground Floor

Approx. 112.0 sq. metres (1206.0 sq. feet)



### First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 168.7 sq. metres (1816.0 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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