



380 Woodfield Avenue

Lincoln, LN6 0WF



Book a Viewing!

£195,000

A modern and well-presented two bedroom link detached home, pleasantly situated within the ever popular Doddington Park area of Lincoln. The accommodation comprises of an entrance hall, fitted kitchen, spacious lounge/diner and a ground floor cloakroom/WC. To the first floor, the landing gives access to two generous double bedrooms, both benefiting from fitted wardrobes and a well-appointed family bathroom. Externally, the property enjoys a driveway providing off street parking, a single garage and gardens to both the front and rear, ideal for relaxing or entertaining. An excellent opportunity for first time buyers or investors alike, this superb home must be viewed to be fully appreciated. The property also benefits from new windows and doors installed in 2024 and a new boiler installed in 2025.





SERVICES

All mains services available. Gas central heating. New windows and doors installed in 2024. New boiler installed in 2025.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in a popular location on Doddington Park, south of Lincoln City, close to Birchwood shopping precinct and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.



ACCOMMODATION

HALL

With staircase to the first floor and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

KITCHEN

10' 9" x 5' 8" (3.29m x 1.74m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, space for fridge freezer and washing machine, tiled splashbacks, radiator and double glazed window to the front aspect.



LOUNGE/DINER

14' 2" x 12' 2" (4.33m x 3.71m) With double glazed French doors to the rear garden, electric fire, radiator and under stairs cupboard.

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 8' 10" (3.73m x 2.70m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 2

10' 4" x 10' 1" (3.17m x 3.08m) With double glazed window to the front aspect, fitted wardrobes, over stair storage cupboard and radiator.

BATHROOM

Fitted with a three piece comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, towel radiator, tiled splashbacks and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is an enclosed lawned garden. To the rear there is an enclosed garden laid mainly to lawn with patio seating area. The property further benefits from a driveway providing off street parking for multiple vehicles and access to the single garage. The driveway and garage are accessed via Petersfield Close.



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

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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

Claverings 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

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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 roughly checked.

GENERAL

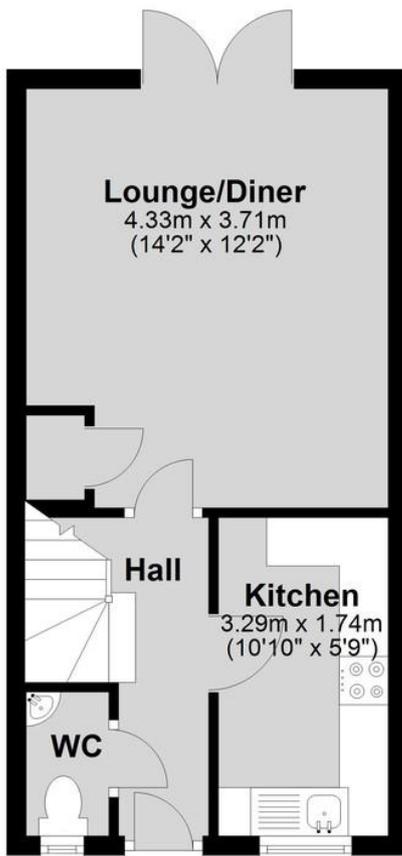
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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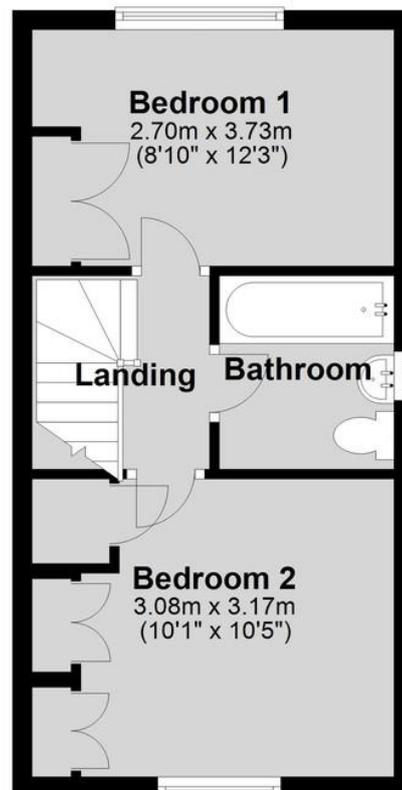
Ground Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 56.8 sq. metres (611.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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