



178 Doddington Road

Lincoln, LN6 7HF

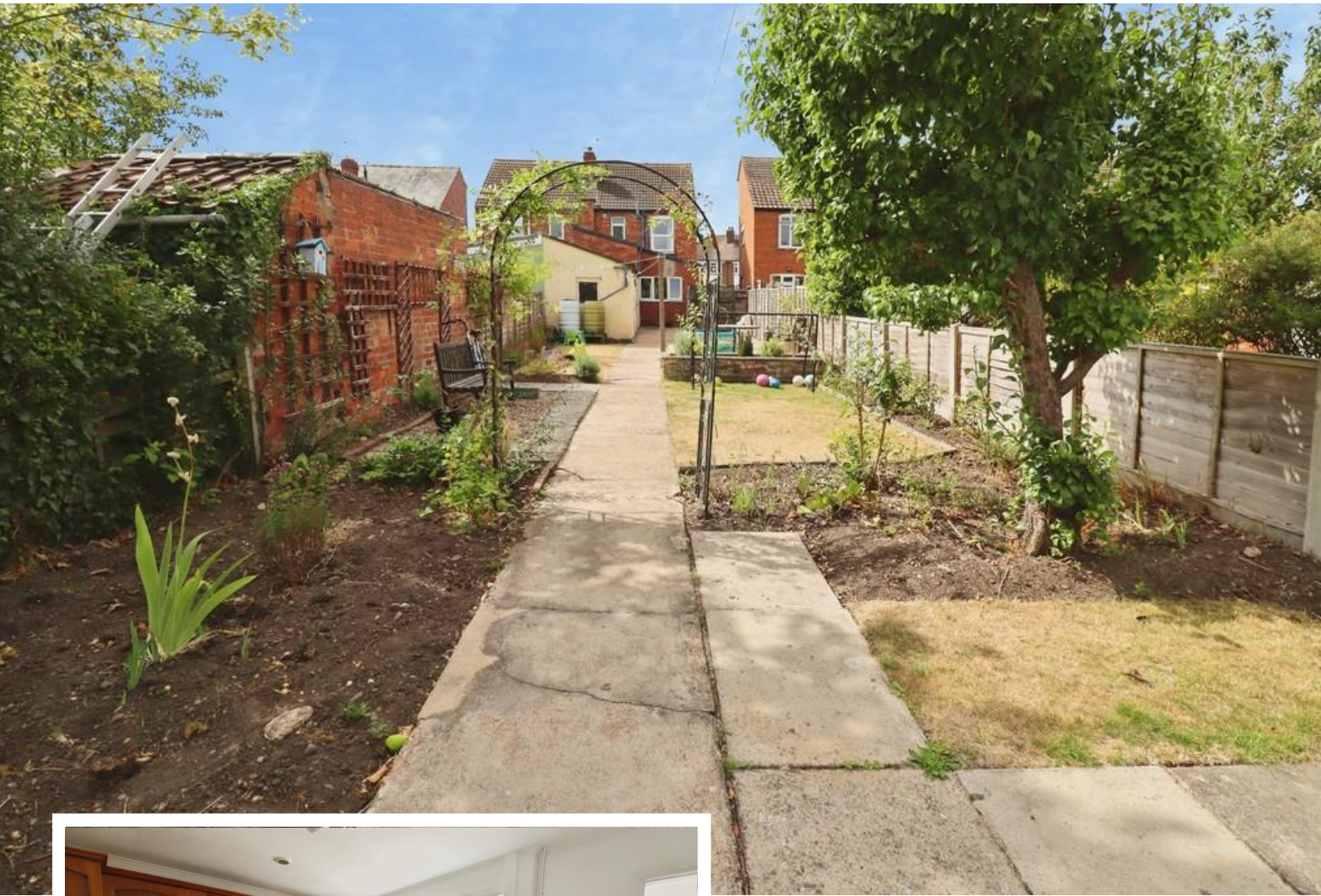


Book a Viewing!

£230,000

Situated to the south of the Cathedral City of Lincoln, offering excellent access to the A46 bypass and the city centre, this traditional Three Bedroom Semi Detached Home has been thoughtfully improved by the current owners to create a stylish and well presented family residence. The well proportioned accommodation comprises an entrance hall, an attractive bay fronted lounge, a separate dining room, a spacious kitchen/breakfast room, rear lobby, first floor landing, three bedrooms and a beautifully refitted family bathroom. Outside, the property benefits from a generous driveway providing ample off-street parking, while to the rear is a superb, non estate enclosed garden of an excellent size, ideal for families and outdoor entertaining. Further enhancing the appeal are a useful outside WC, workshop and brick built store, offering excellent storage and practical workspace. A fantastic opportunity to acquire a beautifully presented home in a convenient and well connected location. Early viewing is highly recommended.





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 Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, tiled flooring, double glazed window to the front aspect and radiator.

LOUNGE

11' 5" x 11' 5" (3.50m x 3.50m) With double glazed bay window to the front aspect, gas fire set within a decorative fireplace and radiator.

DINING ROOM

15' 0" x 11' 5" (4.58m x 3.49m) With double glazed window to the side aspect, understairs storage cupboard, laminate flooring and radiator.



KITCHEN/BREAKFAST ROOM

14' 10" x 11' 4" (4.54m x 3.47m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, spaces for fridge freezer, washing machine and dishwasher, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

REAR LOBBY

With door to the rear garden, tiled flooring, storage shelving and radiator.

FIRST FLOOR LANDING

With airing cupboard.



BEDROOM 1

11' 6" x 11' 5" (3.51m x 3.50m) With double glazed window to the front aspect and radiator.

BEDROOM 2

9' 1" x 8' 5" (2.77m x 2.58m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 9" x 7' 3" (2.68m x 2.22m) With double glazed windows to the front and side aspects and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and flooring and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles. To the rear there is a generous enclosed garden laid mainly to lawn with a patio seating areas, flowerbeds, mature shrubs and trees. In addition there is an outside WC, workshop and brick store.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a relative of a member of staff at Mundys.





KEY FACTS FOR BUYERS SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<http://www.mundys.net/referral>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

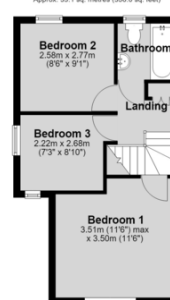
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition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

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Ground Floor
Approx. 54.6 sq. metres (587.7 sq. feet)
(excluding Workshop, Store)



First Floor
Approx. 33.1 sq. metres (356.9 sq. feet)



Total area: approx. 87.7 sq. metres (943.7 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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