



5, Lincoln Road

Doddington | Lincoln | LN6 4RS

£1,000 Per Month



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 5

Lincoln Road | Doddington

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WHAT A TREAT! Nestled in the charming area of Doddington, Lincoln, this delightful family home offers a perfect blend of comfort and convenience. Built in 1950, the property spans an impressive 1,152 square feet, providing ample space for family living.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The home boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household.

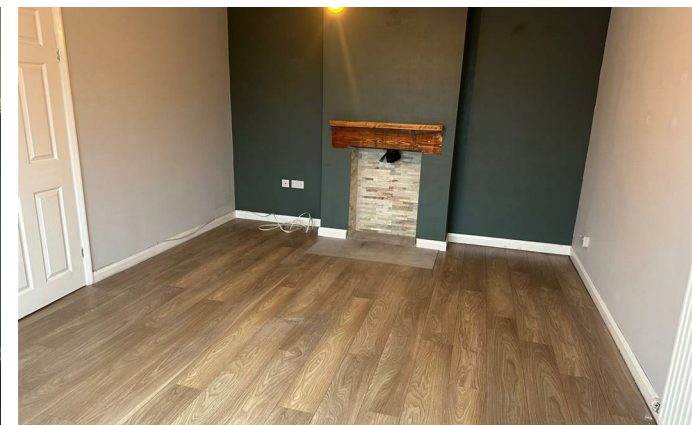
One of the standout features of this property is its desirable location. Situated near the historic Doddington Hall, residents can enjoy the beauty of the surrounding gardens and grounds. Additionally, the property benefits from excellent transport links to the city, making it an ideal choice for commuters or those who enjoy the vibrancy of urban life.

The driveway provides convenient off-street parking, a valuable asset in this sought-after area. This good-sized family home is perfect for those looking to settle in a friendly community while still having easy access to the amenities and attractions of Lincoln.

- Sought After Location
- Community Living
- Driveway
- Links To Transport
- Good Size Living Accommodation
- Double Glazed Windows

## Entrance Hallway

13'6" x 6'0" (4.14m x 1.85m)







### Lounge

13'10" x 12'0" + bay (4.22m x 3.66m + bay)

### First Floor Landing

Window to side aspect, loft access

### Bedroom One

13'10" x 11'10" max (4.22m x 3.61m max )

### Bedroom Two

11'1" x 10'0" max (3.40m x 3.07m max)

### Bedroom Three

9'6" x 7'6" max (2.92m x 2.29m max)

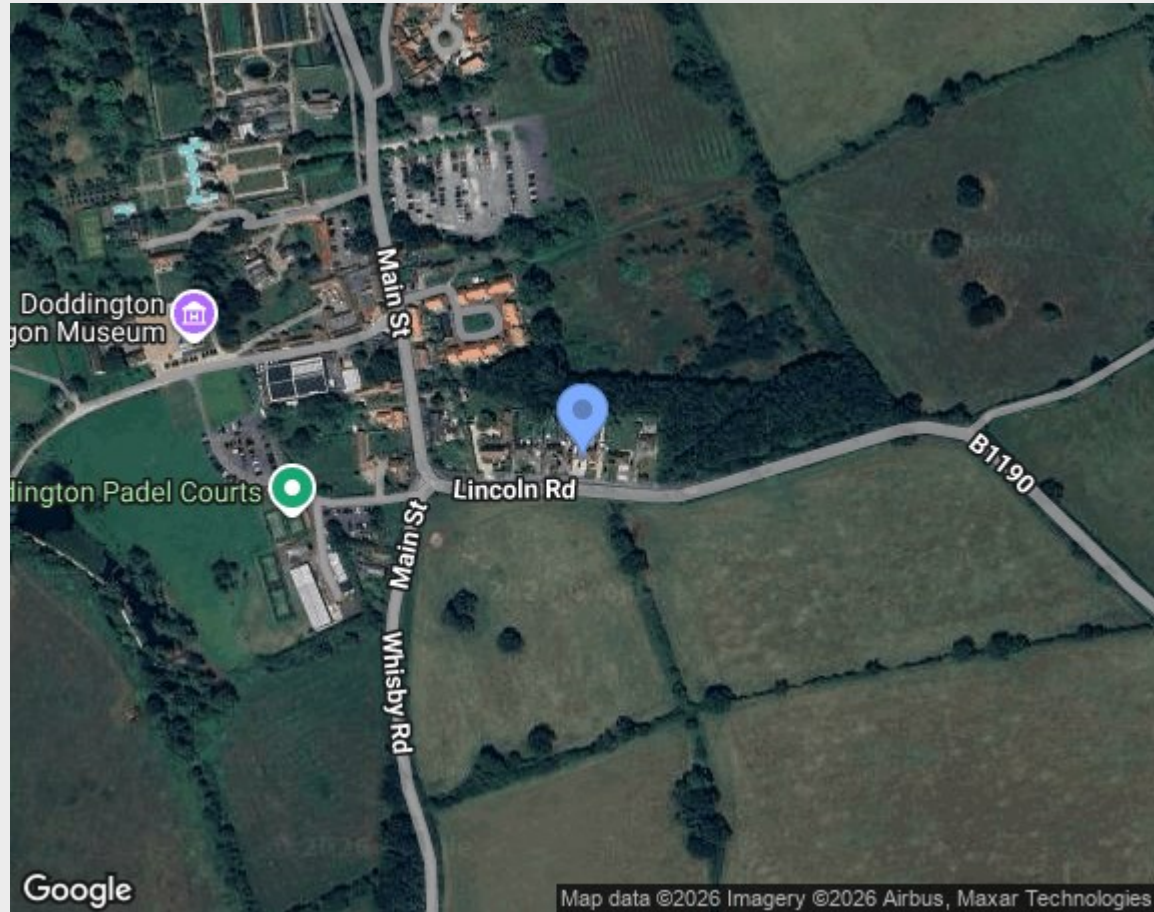
### Bathroom

### Front Garden

### Rear Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note:  
 Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.