



Poets Den, 7 Elvington Road
Doddington Park, Lincoln. LN6 0SP

BELL
ROBERT BELL & COMPANY



Poets Den, 7 Elvington Road, Doddington Park, Lincoln

This is a detached three/four bedroom bungalow, situated in a popular residential area to the south of the City. The accommodation comprises; entrance hall, sitting room, breakfast kitchen, master bedroom, bedroom/snug with patio doors to garden, bedroom/home office and further bedroom, two shower rooms and L shaped conservatory.

There is a low maintenance garden to the frontage with driveway and carport, enclosed landscaped mature rear garden with two useful garden sheds



ACCOMMODATION

Entrance Hall having uPVC obscure leaded light double glazed panelled front entrance door, built in airing cupboard containing the insulated hot water cylinder, access to roof space, coving and radiator.

Sitting Room having a very pleasant outlook over the front garden and Elvington Road from the bay window; fitted gas fire, coving and radiator.

Breakfast Kitchen having an easterly outlook over the front garden and driveway entrance; a good range of fitted base, drawer and wall units, work surface area with single drainer, stainless steel sink unit inset. with room for washing machine beneath, space between units for a slot in gas cooker and the wall mounted Baxi gas fired central heating boiler above. Further work surface extends around the adjoining walls with additional units, space for laundry/kitchen white goods beneath and wall cupboard units above. There is a breakfast bar area having extensive wall cupboard and shelf space. Tiled splash backs to all fitted work surface areas and radiator. uPVC obscure double glazed side entrance door to driveway and carport.

Bedroom with a westerly view out over the rear garden; fitted cupboards, shelving and wardrobe space either side of the bed head area, further fitted wardrobe space across one wall with sliding floor to ceiling mirror panel doors and radiator.



Shower Room comprising a large walk-in shower cubicle with accompanying Mira shower fitting and full height tiling, pedestal wash hand basin with tiled splash back and toiletry cabinet above, low-level WC, radiator, electric shaver socket and extractor vent.

Snug/Bedroom with sliding patio door providing access to the adjoining conservatory and radiator.

Conservatory of L shaped proportions providing additional attractive reception space with a very pleasant outlook over the rear garden to the west; having both sliding patio door and French doors out into the grounds. There is wood style laminate flooring, radiator and wall light fittings. Glazed panelled doors through to adjoining accommodation.

Bedroom/Home Office with an easterly view into the carport and beyond towards Elvington Road; fitted shelving, access to roof space and radiator.

Bedroom having a view through to the conservatory and beyond into the garden; archway through to large dressing area with shelving, clothes hanging rails, access to roof space, and radiator. Rear entrance door to the garden, sliding door to:

Shower Room comprising a built-in shower cubicle to one end with Mira shower fitting and full height tiling, pedestal wash hand basin with tiled splash back and low-level WC. Wall mounted Dimplex electric bathroom heater, electric shaver point and extractor vent.

OUTSIDE

The bungalow is approached from the roadside across a block and flagged driveway which runs up the southern elevations of the bungalow beneath a wide carport. The front garden has been laid to low maintenance gravel with a range of mature shrubs and plants including lavender, sedum, iris, ornamental grasses and palm to name, but a few. A further area of stocked borders runs down the southern fence boundary containing lavender, fuchsia, geranium, berberis, thyme and more. There is a pathway running down the eastern elevation through to a gate leading to a further pathway through to the rear.

The rear garden is well enclosed and surprisingly private for its location, having mature landscaping comprising of a good sized paved patio area adjoining the western elevation of the bungalow, accompanying lawn and flowerbeds/borders, copiously stocked with wide variety of flowering plants to include a Virginia creeper. There are two useful garden sheds, exterior light fittings and an outside water tap.

Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

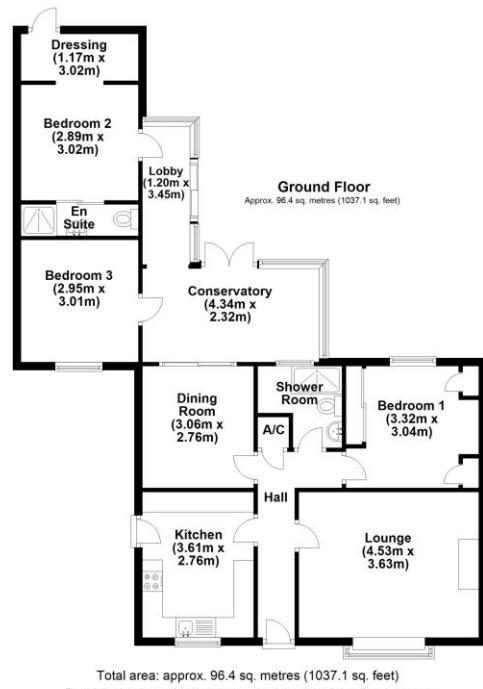
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