



42 Sixfield Close

MOUNT & MINSTER

## INTRODUCTION

This two bedroom mid terrace property is being offered with no onward chain and is situated within a quiet cul de sac, close to the Doddington Park area of Lincoln. The property benefits from a rear lawned garden and allocated parking., with accommodation briefly comprising kitchen , living room with French doors to rear lawned garden. To the first floor there are two bedrooms and family bathroom.

## LOCATION

Sixfield Close is pleasantly located within close proximity to a plethora of local amenities as well as schooling for primary and secondary students within walking distance, the area is also well serviced by public transport links. along with main line rail links to London Kings Cross and fast access to Newark via the A46 where there is a junction with the A1. Nearby the scenic Hartsholme Country Park and Swanholme Lakes Nature Reserve are popular amongst families and dog walkers all year round.

## ACCOMMODATION

### Kitchen

12'4" x 8'10"

Laminate flooring, fitted wall and base units with roll top work surface over, stainless steel sink and drainer with chrome mixer tap, halogen hob with extractor over, single fitted oven and grill.

### Living room

12'4" m by 12'11"

Laminate flooring, uPVC double glazed French doors opening onto the garden, electric storage heater.

### Bedroom one

9'0" x 10'9"

Carpet, electric storage heater, uPVC double glazed windows, built in storage cupboard housing hot water tank.

### Bedroom two

6'6" x 9'9"

Carpet, electric storage heater, uPVC double glazed windows to front

### Family bathroom

5'6" x 5'4"

Lino flooring, uPVC double glazed window to front, pedestal wash hand basin, low level WC, bath with electric shower over, tiled splashbacks.

## OUTSIDE

To the rear there is a paved patio area which can be accessed via the French doors in the living room the garden is primarily laid to lawn with a garden shed.

## METHOD OF SALE

Freehold with vacant possession on completion.

## TENURE

Freehold with vacant possession upon completion.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## COUNCIL TAX BAND

Band: A

Lincoln City Council

## VIEWINGS

By prior arrangement with the Agents (01522 716204).

## PARTICULARS

Drafted following clients' instructions of July 2025.

## ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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## BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

- No onward chain
- Family bathroom
- Living room
- Kitchen
- Two bedrooms
- Enclosed garden
- Allocated car parking space



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