



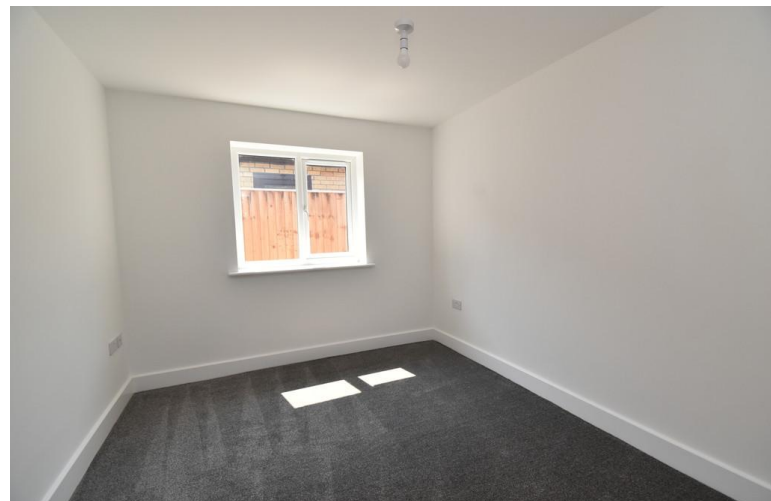
## Plot 7 Picknett Way, Lincoln Road

Dunholme, Lincoln, LN2 3TP

**£289,500**

A brand new detached bungalow situated on this small development within the sought after village of Dunholme. The development comprises of four Semi-Detached Houses and three Detached Bungalows. The internal accommodation briefly comprises of Entrance Hall, Open Plan Living Dining and Kitchen Area, three Bedrooms, En-Suite to Bedroom 1 and Family Bathroom. Outside there is a gravelled driveway providing off road parking/hard standing for vehicles and an enclosed rear garden. The property further benefits from under floor heating, fitted integrated appliances and uPVC double glazing. Viewing of this property is highly recommended. Depending on the build stage there is the option to choose your own kitchen and bathroom styles.





**SERVICES**

All mains services available. Under floor heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – TBC

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS** - Heading North out of Lincoln on the A46 continue along, taking you past the villages of Nettleham and Welton and where first signposted towards Dunholme, fork off to the left hand side and follow Lincoln Road, taking you into the village of Dunholme. Continue along Lincoln Road and the development can be located on the right hand side, at the junction with Ryland Road.

**LOCATION** - This small development is located on Lincoln Road within the sought after village of Dunholme, to the north of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring villages of Welton and Nettleham, offers a good range of amenities including schools, shops, public houses and leisure facilities.



## SPECIFICATION

### KITCHEN - SYMPHONY - URBAN

Bosch Built In Single Oven  
Induction hob  
Extractor  
Built In 60cm Fully Integrated Dishwasher  
Built In 50/50 Fridge Freezer  
22mm or 40mm Laminate worktop with upstand  
Cutlery tray  
Caple one and half sink and drainer with mixer tap  
Wall units \*kitchen design dependant

### BATHROOM

Floor stood vanity unit with basin and storage  
Chrome Towel Warmer  
Bath with shower over on a riser rail  
Wall mounted WC  
Quick step premium vinyl floor

### EN-SUITE 1

Wall Hung WC  
Floor stood vanity unit  
Rainfall shower head & Walk in Shower  
Quick step premium vinyl floor

### HEATING

Worcester Bosch Boiler

### ACCOMMODATION

**ENTRANCE HALL** - With main entrance door.

**OPEN PLAN LIVING/DINING AREA** - 24' 2" x 16' 5" (max) 11' 5" (min) (7.37m x 5m) With uPVC French/patio doors and windows to rear elevation.

**KITCHEN AREA** - 10' 4" x 8' 2" (3.15m x 2.49m) With uPVC windows to side and rear elevations.

**BEDROOM 1** - 11' 5" x 10' 11" (3.48m x 3.33m) With uPVC window to front elevation and TV point.

**EN-SUITE** - With suite to comprise of fitted shower cubicle, WC and washbasin, extractor fan and shaver point.

**BEDROOM 2** - 11' 5" x 9' 4" (3.48m x 2.84m) With uPVC window to side elevation.

**BEDROOM 3** - 9' 7" x 8' 2" (2.92m x 2.49m) With uPVC windows to front and side elevations.

**BATHROOM** - With suite to comprise bath with shower over, WC and washbasin, extractor fan and uPVC window to side elevation.

**OUTSIDE** - There is a shared access leading to the gravelled driveway/hard standing providing off road parking for vehicles. Enclosed rear garden with patio area.





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**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.

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**Ground Floor**

Approx. 84.0 sq. metres (904.4 sq. feet)



Total area: approx. 84.0 sq. metres (904.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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