



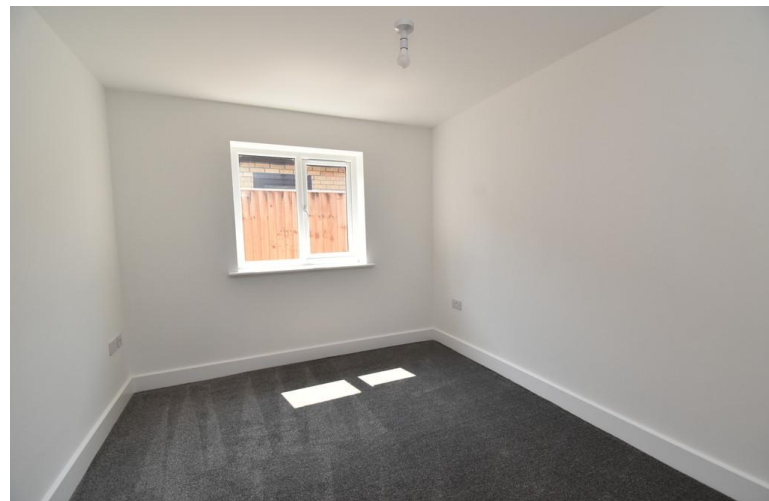
Plot 7 Picknett Way, Lincoln Road

Dunholme, Lincoln, LN2 3TP

£285,000

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.





WEB SITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betttridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use either of these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

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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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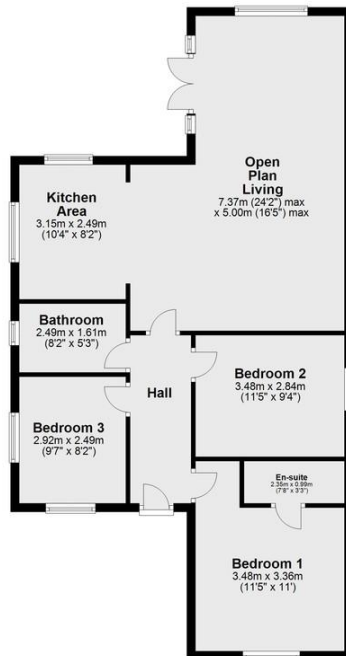
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Ground Floor

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.

Mundys Estate Agents
Plan produced using PlanUp.

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