



**Brook Farm Cottage, Market Rasen Road**  
Dunholme, Lincoln, LN2 3QZ

**£435,000**

A detached family home situated in an enviable rural position surrounded by rolling fields and farmland. The property has spacious and updated living accommodation comprising of Hall, Lounge with log burner, Sitting Room, newly fitted Kitchen/Diner, Lobby, Utility Room, Cloakroom/WC, First Floor Landing, four double Bedrooms, luxury En-Suite Bathroom to the Master and a luxury Family Bathroom. The property sits on an overall plot of approximately 1/3 acre with a Driveway providing off-street parking and an enclosed and private Rear Garden. Viewing is highly recommended to appreciate the accommodation on offer and the property's secluded position.





**SERVICES**

All mains services available. Gas LPG central heating.

**EPC RATING – F**

**COUNCIL TAX BAND – C**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

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

**DIRECTIONS**

Leaving Lincoln on the A46, proceed across the Welton roundabout, pass the village of Dunholme and the property can be located on the right hand side.

**LOCATION**

Located in the popular village of Dunholme, to the north of the historic Cathedral and University City of Lincoln. The village, along with Neighbouring villages of Welton and Nettleham, offers a good range of amenities including schools, shops, public houses and leisure facilities.



## ACCOMMODATION

### HALL

With staircase to First Floor and radiator.

### LOUNGE

22' 3" x 10' 9" (6.8m x 3.29m), with two double glazed windows to the side aspect, wood burning stove, radiator and laminate flooring.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, tiled splashbacks, wall-mounted gas-fired central heating boiler and double glazed window to the rear aspect.



### KITCHEN/DINER

23' 8" x 11' 11" (7.22m x 3.64m), fitted with a range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven with warming drawer, five ring electric hob with extractor fan over, spaces for an American fridge freezer and dishwasher, tiled flooring, tiled splashbacks, radiator, double glazed windows to the front and rear aspects and double glazed door to the Rear Garden.

### LOBBY

6' 11" x 6' 8" (2.13m x 2.05m), with laminate flooring and radiator.



### SITTING ROOM

15' 10" x 14' 8" (4.83m x 4.49m), with double glazed window to the front aspect, double glazed French doors to the rear aspect, laminate flooring and radiator.

### UTILITY ROOM

8' 6" x 7' 0" (2.6m x 2.14m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for a washing machine and laminate flooring.

### FIRST FLOOR LANDING

With radiator.



### BEDROOM 1

21' 6" (max)" x 11' 0" (6.55m x 3.37m), with two double glazed windows to the side aspect, two wardrobes and radiator.

### LUXURY EN-SUITE BATHROOM

7' 6" x 6' 1" (2.29m x 1.87m), fitted with a three piece suite comprising of roll top bath with waterfall mixer tap, close coupled WC and wash hand basin with waterfall mixer tap, tiled splashbacks and laminate flooring.



### INNER LANDING

With double glazed window to the front aspect, loft access point and radiator.

### BEDROOM 2

15' 10" x 7' 6" (4.83m x 2.29m), with double glazed windows to the front and rear aspects and two radiators.

### BEDROOM 3

12' 4" x 10' 6" (3.77m x 3.21m), with double glazed window to the rear aspect and radiator.

### BEDROOM 4

12' 2" x 12' 0" (3.72m x 3.67m), with double glazed French doors to the rear aspect, double glazed windows to the side aspect and radiator.



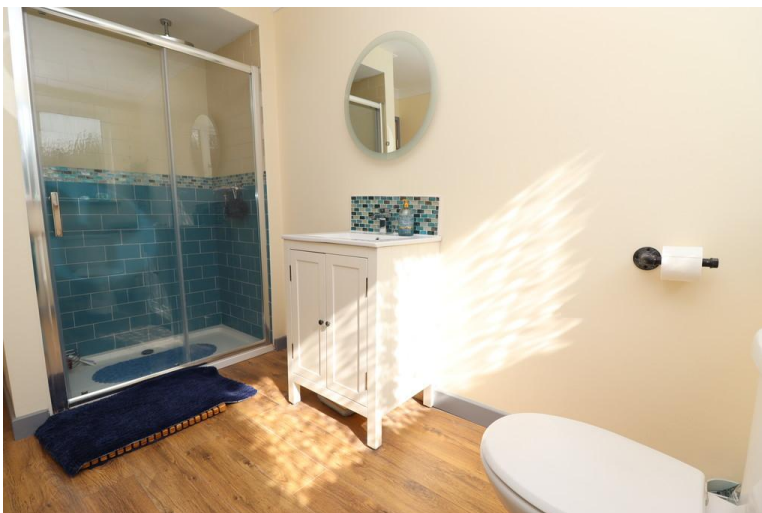
### LUXURY FAMILY BATHROOM

11' 4" x 8' 0" (3.47m x 2.44m), fitted with a four piece suite comprising of panelled bath with central waterfall mixer tap, shower cubicle with rainfall shower head, wash hand basin in a vanity unit with waterfall mixer tap and close coupled WC, tiled splashbacks, wood-effect flooring and double glazed window to the rear aspect.



### OUTSIDE

To the side of the property there is a Driveway providing off-street parking for multiple vehicles. To the rear of the property there is a large, private and enclosed garden laid mainly to lawn with a patio seating area and a timber outbuilding with power. The property is surrounded by open fields.



#### WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SBS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use 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.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### 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.

#### GENERAL

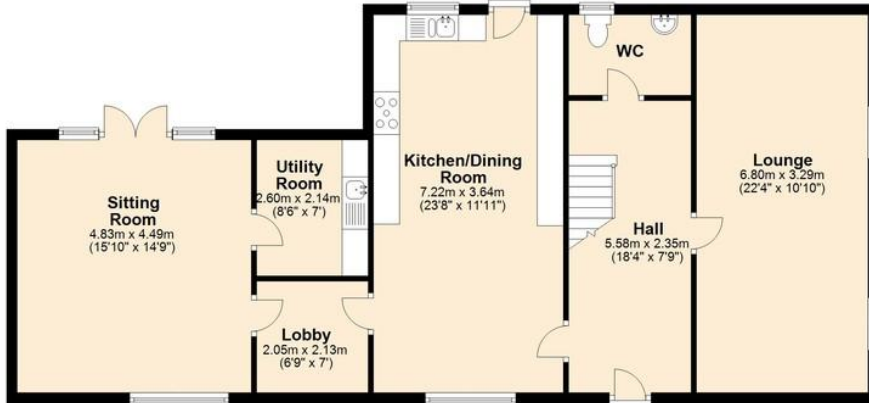
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

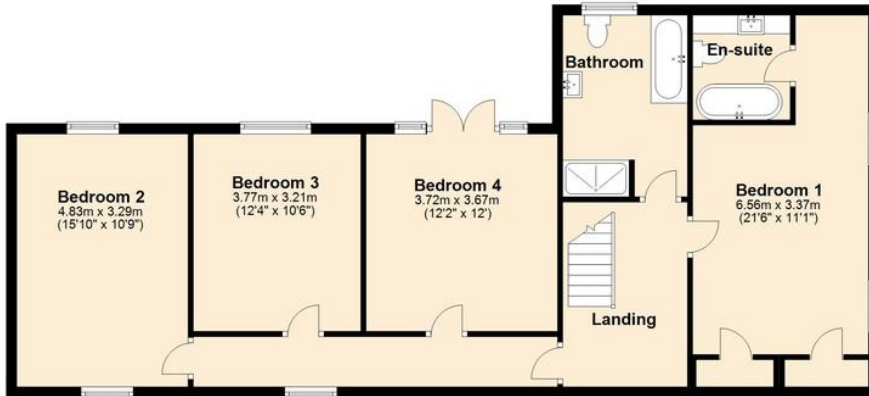
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office: 29 Siver Street, Lincoln, LN2 1AS.



**Ground Floor**  
Approx. 99.7 sq. metres (1072.7 sq. feet)



**First Floor**  
Approx. 92.0 sq. metres (990.1 sq. feet)



Total area: approx. 191.6 sq. metres (2062.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**www.mundys.net**  
**residential@mundys.net**  
**01522 510044**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.