



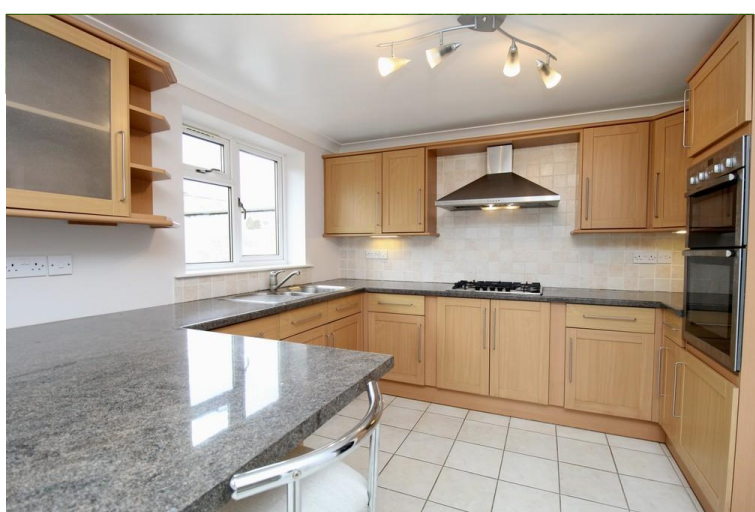
## 14 Monckton Way

Dunholme, Lincoln, LN2 3QL

**£340,000**

A larger than average extended four bedroom detached family home positioned in this popular village location of Dunholme. The property has internal accommodation to comprise of an Entrance Porch, Inner Hallway, bay-fronted Lounge, Dining Room, modern fitted extended Breakfast Room, Utility Room, WC and a First Floor Landing giving access to four Bedrooms, En-Suite to Bedroom One and a Bathroom. Outside there are Gardens to the front and rear of the property, a Driveway and an integral Garage. This property benefits from No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – C**

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

**TENURE –** Freehold.

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

**DIRECTIONS**

Heading out of Lincoln on the A46 towards Market Rasen, take the first left hand turn onto Lincoln Road, turn right onto Monckton Way and then bear right at the T-junction where 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.





#### **PORCH**

With UPVC window and door to the front aspect and UPVC door to the Inner Hallway.

#### **INNER HALLWAY**

With stairs to the First Floor Landing, door to the Lounge and radiator.

#### **LOUNGE**

13' 4" x 14' 10" (4.08m x 4.53m), with walk-in box bay window to the front aspect, fireplace, radiator and Concertina doors and a further door to the Dining Room.

#### **DINING ROOM**

7' 10" x 18' 0" (2.41m x 5.50m), with UPVC sliding doors to the Rear Garden, double glass-panelled doors to the Breakfast Kitchen, radiator, space for a dining table and door to the WC.

#### **WC**

With window to the side aspect, WC, wash hand basin and radiator.

#### **KITCHEN/BREAKFAST ROOM**

10' 7" x 17' 10" (3.24m x 5.46m), with double UPVC doors to the rear aspect, UPVC windows to the side and rear aspects, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral oven, five ring gas hob with extraction above, integral dishwasher, wall-mounted cupboards with complementary tiling below, breakfast bar and space for a breakfast table.



#### **UTILITY ROOM**

5' 4" x 7' 8" (1.64m x 2.35m), with UPVC window to the side aspect, fitted with a range of base units with work surfaces over, full-height storage cupboard, space for a washing machine and radiator.



#### **LANDING**

With doors to four Bedrooms and the Bathroom.

#### **BEDROOM 1**

9' 7" x 11' 6" (2.94m x 3.52m), with UPVC bay box window to the front aspect, radiator, fitted cupboards and door to the En-Suite.

#### **EN-SUITE**

5' 3" x 6' 2" (1.62m x 1.90m), with UPVC window to the front aspect, suite comprising of shower, WC and wash hand basin and radiator.

#### **BEDROOM 2**

15' 11" x 8' 2" (4.86m x 2.50m), with UPVC window to the front aspect and radiator.



#### **BEDROOM 3**

10' 2" x 8' 1" (3.10m x 2.48m), with UPVC window to the rear aspect, radiator and fitted cupboards.

#### **BEDROOM 4**

6' 8" x 9' 9" (2.04m x 2.98m), with UPVC window to the rear aspect and radiator.



## BATHROOM

5' 5" x 7' 8" (1.67m x 2.34 m), with UPVC window to the rear aspect, suite comprising of bath with shower over, WC and wash hand basin with vanity cupboard and chrome towel radiator.

## OUTSIDE

To the front of the property there is a Driveway providing off-street parking for vehicles, a lawned Garden and flowerbeds. To the rear of the property there is a paved seating area, lawned Garden, flowerbeds, mature shrubs and trees.

## GARAGE

16' 9" x 7' 11" (5.11m x 2.42m), with up and over door to the front aspect and door to the Dining Room.



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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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