



**59 Lincoln Road**

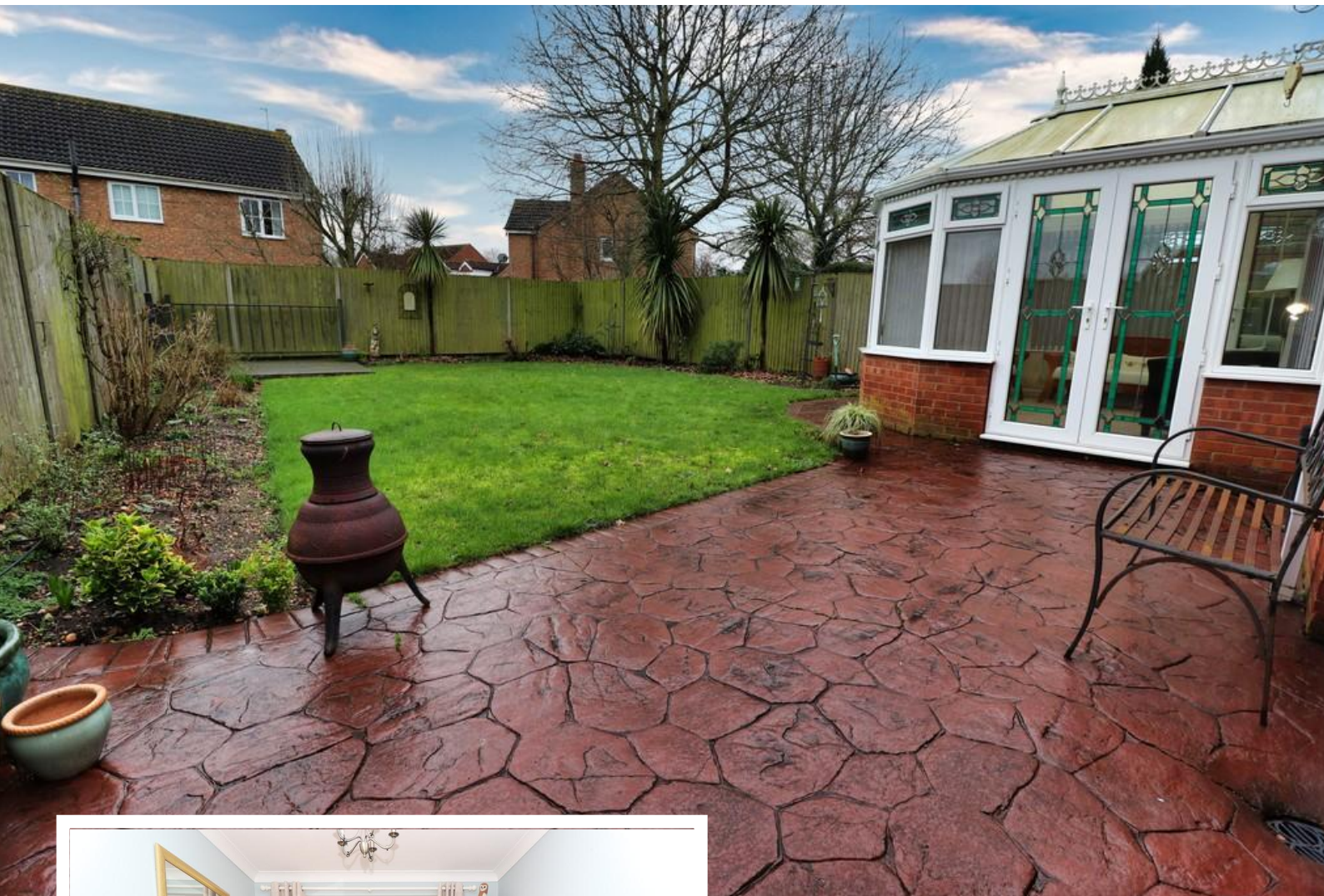
Dunholme, Lincoln, LN2 3QU

## **Offer in excess of £300,000**

A well presented non-estate three bedroom detached house situated within the sought-after village of Dunholme to the North of the Cathedral City of Lincoln. The living accommodation briefly comprises of Entrance Hall, bay-fronted Lounge, Dining Room, Conservatory, fitted Kitchen, Utility Room, Cloakroom/WC and First Floor Landing leading to three Bedrooms, En-Suite Shower Room to the Master Bedroom and a Modern Family Bathroom. Outside there are well-maintained gardens to both the front and rear, block paved driveway providing off-road parking for multiple vehicles and a single garage which has been partially altered to create a front Store Room and a rear space which could be utilised as a Gym or Home Office. Viewing is highly recommended to appreciate the internal condition.



Lincoln Road, Dunholme, Lincoln, LN2 3QU



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – D

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

**TENURE** – Freehold.

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

#### **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, understairs storage cupboard, radiator and spotlights.

### LOUNGE

15' 3" x 12' 0" (4.66m x 3.66m), with double glazed bay window to the front aspect, gas fire in feature fireplace, two radiators and laminate flooring.

### DINING ROOM

With double glazed French doors to the Conservatory, radiator and laminate flooring.

### CONSERVATORY

12' 4" x 10' 5" (3.76m x 3.19m), with double glazed French doors to the garden and ceiling fan.



### KITCHEN

9' 8" x 8' 11" (2.95m x 2.74m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with mixer tap over, integrated full-length fridge, eye-level Neff electric oven, Neff induction hob with extractor fan over, tiled flooring, spotlights, radiator and double glazed window to the rear aspect.

### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, tiled flooring, spotlights, radiator, door to side aspect and double glazed window to the rear aspect.



### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, spotlights, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard, radiator, spotlights and loft access point.

### BEDROOM 1

11' 11" x 11' 9" (3.64m x 3.60m), with double glazed window to the rear aspect, a range of fitted bedroom furniture, spotlights and radiator.

### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.



### BEDROOM 2

9' 10" x 9' 5" (3.02m x 2.89m), with double glazed bay window to the front aspect, a range of fitted bedroom furniture, spotlights and radiator.

### BEDROOM 3

8' 5" x 6' 0" (2.57m x 1.85m), with double glazed window to the rear aspect, fitted wardrobes with mirror-fronted sliding doors, laminate flooring, spotlights and radiator.



## BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the front aspect.

## OUTSIDE

Outside there is a lawned front garden, a block paved driveway providing off-road parking for multiple vehicles and single garage which has been partially altered to create a front Store Room and a rear space which could be a Gym or Home Office. To the rear of the property there is a generous and enclosed garden laid mainly to lawn with patio seating area, decked area and side borders with mature shrubs.



## WEBSITE

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## SELLING YOUR HOME – HOW TO GO ABOUT IT

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who 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.

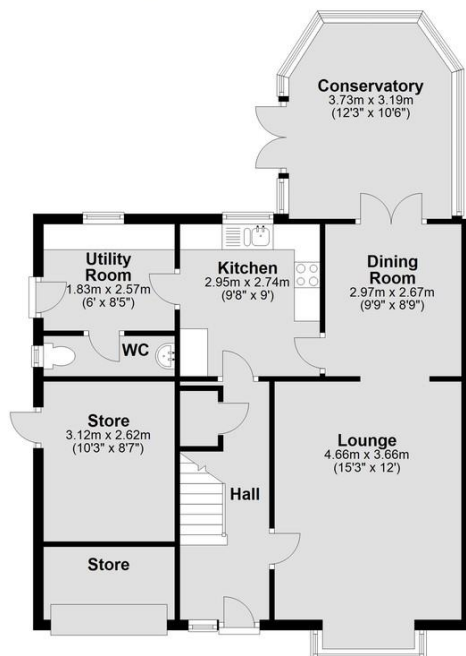
## GENERAL

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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.
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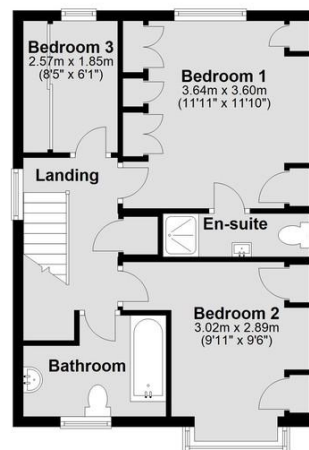
**Ground Floor**  
Approx. 75.0 sq. metres (807.0 sq. feet)



Total area: approx. 118.7 sq. metres (1278.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanLip.

**First Floor**  
Approx. 43.8 sq. metres (470.9 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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