



12 Merleswen

Dunholme, Lincoln, LN2 3SL

£349,950

A heavily extended and much improved four bedroom detached chalet style house with spacious and immaculate accommodation comprising of Hall, Lounge, newly fitted Kitchen/Diner, Side Lobby, two ground floor Bedrooms, Bathroom and First Floor Landing leading to two further Bedrooms and Shower Room. The property further benefits from a driveway for off street parking, larger than average garage with workshop and pleasant gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.



ACCOMMODATION

HALL

With radiator.

LOUNGE

14' 10" x 13' 8" (4.54m x 4.19m) With double glazed windows to the front and side aspects, gas fire set within feature fireplace and radiator.

KITCHEN DINER

22' 10" x 12' 2" (6.97m x 3.71m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for washing machine, fridge freezer and dishwasher, two radiators, door to the side lobby and double glazed windows to the front, side and rear aspects.

SIDE LOBBY

With double glazed windows to the front, side and rear aspects and internal door to the garage.

BEDROOM 3

11' 10" x 9' 10" (3.62m x 3.01m) With double glazed window to the side aspect and radiator.

BEDROOM 4

9' 10" x 5' 10" (3.01m x 1.78m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls, chrome towel radiator, airing cupboard housing the gas fired central heating boiler and double glazed window to the rear aspect.

INNER HALLWAY

With staircase to the first floor.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

15' 5" x 13' 8" (4.70m x 4.19m) With two Velux windows to the rear aspect, radiator and airing cupboard.

BEDROOM 2

9' 9" x 9' 8" (2.99m x 2.96m) With double glazed window to the rear aspect, two double wardrobes and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

The property has a driveway providing off street parking for multiple vehicles and access to the garage. The property benefits from mainly laid to lawn gardens to the side and rear.





GARAGE/WORKSHOP

29' 9 (max)" x 13' 6 (max)" (9.07m x 4.11m) With electric roller door to the front, light and power.

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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co 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.

CMH 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 roughly 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:

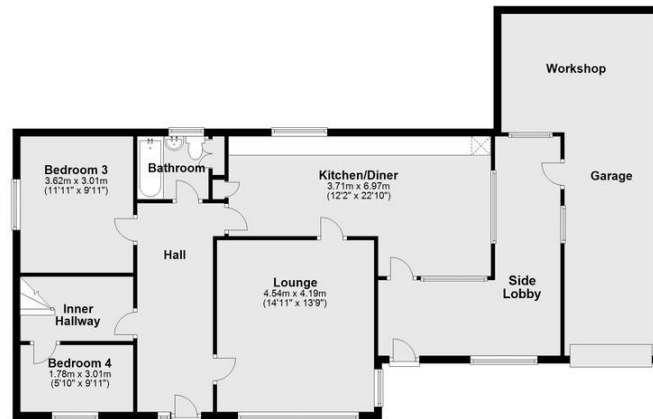
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 110.7 sq. metres (1191.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 152.9 sq. metres (1645.3 sq. feet)

For illustrative purposes only
Plan produced using PlanUp

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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

