



## 8 Paynell

Dunholme, Lincoln, LN2 3SW



Book a Viewing!

**£190,000**

A two bedroom detached bungalow located at the end of a quiet cul-de-sac in the popular village of Dunholme. The property has well-presented accommodation comprising of Hall, Lounge, Kitchen, two Double Bedrooms and a modern Bathroom. Outside there are beautiful front and rear gardens, a driveway for multiple vehicles and a single garage. The property further benefits from No Onward Chain and viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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.





## HALL

With loft access point and radiator.

## LOUNGE

14' 4" x 11' 9" (4.39m x 3.59m), with double glazed window to the front aspect, radiator and built-in bookcase and storage unit.

## KITCHEN

12' 0" x 7' 6" (3.66m x 2.29m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan, space for a washing machine, tiled splashbacks, storage cupboard, airing cupboard housing the Ideal gas-fired central heating boiler, radiator, double glazed window to the front aspect and door to the side aspect.

## BEDROOM 1

11' 10" x 10' 8" (3.62m x 3.26m), with double glazed window to the rear aspect and radiator.

## BEDROOM 2

11' 11" x 8' 8" (3.65m x 2.66m), with double glazed window to the rear aspect and radiator.

## BATHROOM

7' 6" x 4' 11" (2.31m x 1.52m), fitted with a three-piece suite comprising of panelled bath with electric shower over, close coupled WC and wash hand basin in a vanity unit, part-tiled walls, radiator and double glazed window to the side aspect.



## OUTSIDE

To the front of the property there is a pleasant garden which is laid to lawn with mature shrubs and flowerbeds. There is a driveway to the side providing off-street parking for multiple vehicles and access to the single detached garage. To the rear there is a garden which is laid mainly to lawn with a patio seating area, flowerbeds and greenhouse.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas 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 - HOW WE REFER YOU TO

SLS & Etridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J. Water and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 556098 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 are for the vendors (Lessors) for whom they act as Agents and not the estate:

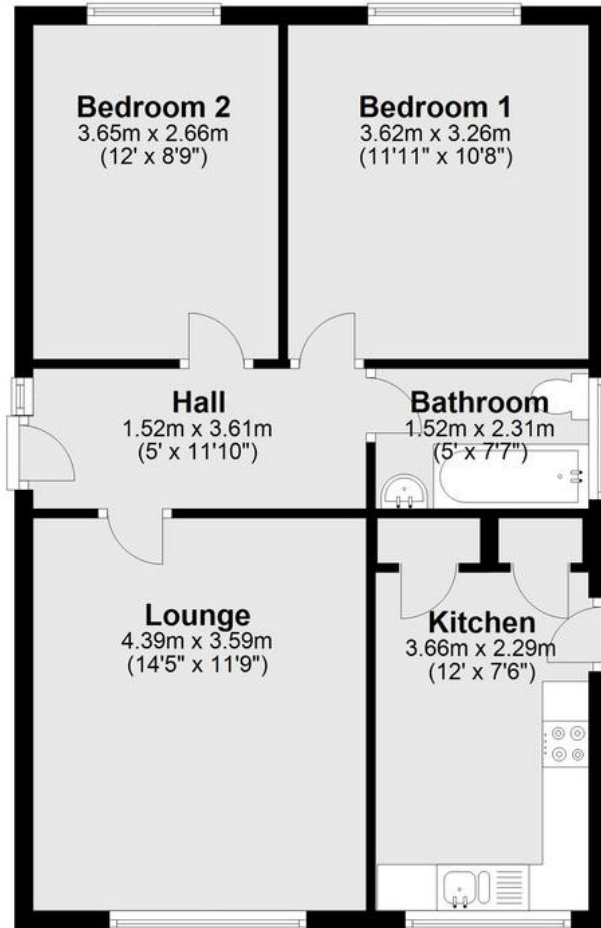
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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## Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.9 sq. feet)

For illustration 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.

