



**Linden House, Dunham Road,
Newton-on-trent
Lincoln, LN1 2JR**



Book a Viewing!

£400,000

A modern and spacious five bedroom detached family home with immaculate living accommodation comprising of Hall, Cloakroom/WC, Lounge with bay window, Dining Room, modern Kitchen Diner and a First Floor Landing leading to five Bedrooms, two with En-Suite Shower Rooms and a modern Family Bathroom. Outside there is a gated gravelled driveway, an integral single garage with utility area and an enclosed private south-facing rear garden. Viewing of this property is highly recommended to appreciate the accommodation on offer.





SERVICES

Mains electricity, water and drainage.
Oil-fired central heating. Solar Panels.

EPC RATING – E

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

LOCATION

Newton-on-Trent is a village located on the A57 and is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, Gainsborough and also the A1. The village itself offers a local primary school, local tea room/café at Hall Farm and a church.



ACOMMODATION

HALL

With staircase to the First Floor, understairs storage cupboard, tiled flooring, radiator and spotlights.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled flooring, tiled splashbacks and chrome towel radiator.

LOUNGE

15' 8" x 12' 9" (4.79m x 3.90m), with double glazed bay window to the front aspect, gas fire within a feature fireplace and radiator.

DINING ROOM

10' 9" x 9' 11" (3.28m x 3.04m), with double glazed French doors to the garden and radiator.

KITCHEN / BREAKFAST ROOM

18' 10" x 13' 3" (5.76m x 4.04m), fitted with a modern range of wall and base units with work surfaces over, corner carousel shelving and display shelving, central island and breakfast bar with storage including pan shelving beneath, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for a Range cooker, American fridge freezer and dishwasher, tiled splashbacks, tiled flooring, spotlights, downlighters, kickboard with heating and lights, radiator, double glazed door to the rear garden, double glazed window to the rear aspect and internal door to the garage/utility.



FIRST FLOOR LANDING

With fully shelved airing cupboard, radiator, spotlights and large access point with wooden drop down ladder leading to the loft space with lighting and standing space, offering the potential for conversion (subject to necessary consents).

BEDROOM 1

12' 8" x 10' 0" (3.88m x 3.05m), with a range of fitted wardrobes, double glazed window to the front aspect and radiator.



EN-SUITE SHOWER ROOM

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



BEDROOM 2

14' 4 (max)" x 8' 11 (max)" (4.37m x 2.72m), with double glazed window to the rear aspect, spotlights and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, towel radiator and spotlights.

BEDROOM 3

15' 2" x 8' 10" (4.64m x 2.71m), with double glazed window to the front aspect, spotlights and radiator.



BEDROOM 4

9' 11" x 9' 11" (3.04m x 3.03m), with fitted wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM 5 / STUDY

With fitted wardrobes, double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass screen, close coupled WC and wash hand basin in a vanity-style unit with storage beneath, tiled walls, tiled flooring, towel radiator, spotlights and double glazed window to the rear aspect.



OUTSIDE

The property sits set back from the road behind brick wall and gates with a gravelled driveway providing off-street parking for multiple vehicles and access to the single garage. There is a lawned front garden and an enclosed and private south-facing rear garden which is laid mainly to lawn with a patio seating area, mature shrubs, trees, flowerbeds, concealed oil tank and three sheds. The property also benefits from having solar panels.



GARAGE/UTILITY ROOM

16' 4" x 9' 1" (4.99m x 2.79m), with fully insulated up and over roller door to the front aspect, personal door to the Kitchen, fully insulated and double glazed door to the side aspect, oil-fired central heating boiler, base unit with stainless steel sink and side drainer with hot and cold taps, space for a washing machine, vinyl flooring, radiator and storage shelving.



WEBSITE
Our detailed website shows 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.niie

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Bettridge, Kings Law LLP, Burton and Co, J. Hedges McFarland, Dale & Co and Gilen 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 I. 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.

Cleanings 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 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.

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you 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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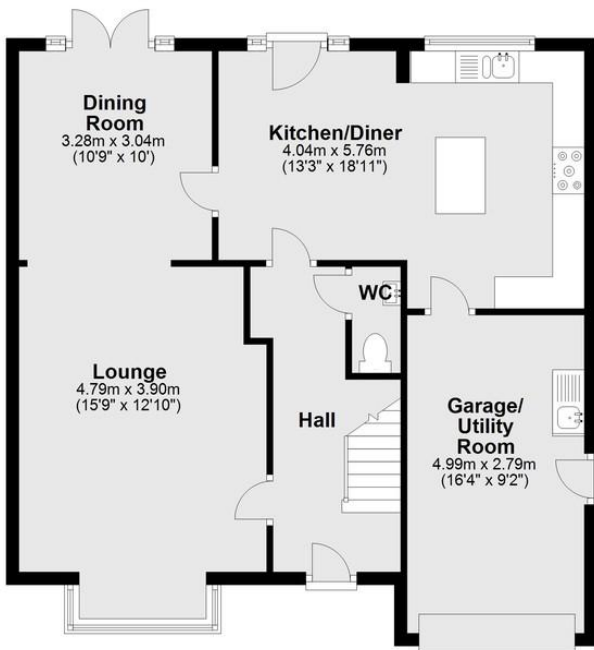
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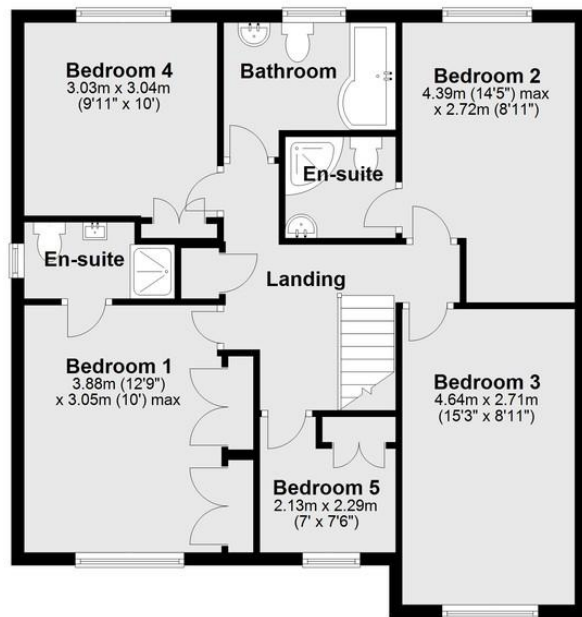
Ground Floor

Approx. 76.5 sq. metres (824.0 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 150.7 sq. metres (1621.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
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22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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