



## 5 Picknett Way, Lincoln Road

Dunholme, Lincoln, LN2 3TP



Book a Viewing!

**£225,000**

A modern three storey semi-detached home situated on a small development within the sought-after village of Dunholme. The spacious internal accommodation briefly comprises of Entrance Hall, Cloakroom/WC and Open Plan Living and Kitchen Area with integrated appliances and underfloor heating. The First Floor Landing leads to two Bedrooms, Ensuite Shower Room to the Master and a Family Bathroom. The Second Floor Landing leads to a further double Bedroom. Outside there is an enclosed rear garden and two allocated off road parking spaces. Viewing of this stylish property is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – B**

#### **COUNCIL TAX BAND – A.**

**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 staircase to the first floor and laminate flooring.

### OPEN PLAN LIVING KITCHEN DINER

27' 3" x 14' 0" (max)" (8.33m x 4.27m)

Living Area with window to the front aspect, under stairs storage cupboard and laminate flooring with underfloor heating.

Kitchen Area fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven with induction hob and extractor fan, integrated fridge, freezer and dishwasher, space for washing machine, breakfast bar, spotlights, laminate flooring with underfloor heating, double glazed window to the rear aspect and double glazed door to the garden.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, laminate flooring with underfloor heating and part tiled walls.

### FIRST FLOOR LANDING

With staircase to the second floor, double glazed window to the front aspect and radiator.

### BEDROOM 1

10' 1" x 9' 7" (03.08m x 2.93m) With double glazed window to the rear aspect 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 style unit, part tiled walls, laminate flooring and double glazed window to the rear aspect.

### BEDROOM 3

10' 5" x 7' 1" (3.19m x 2.16m) With 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 shower screen, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, laminate flooring, chrome towel radiator, spotlights and double glazed window to the side aspect.

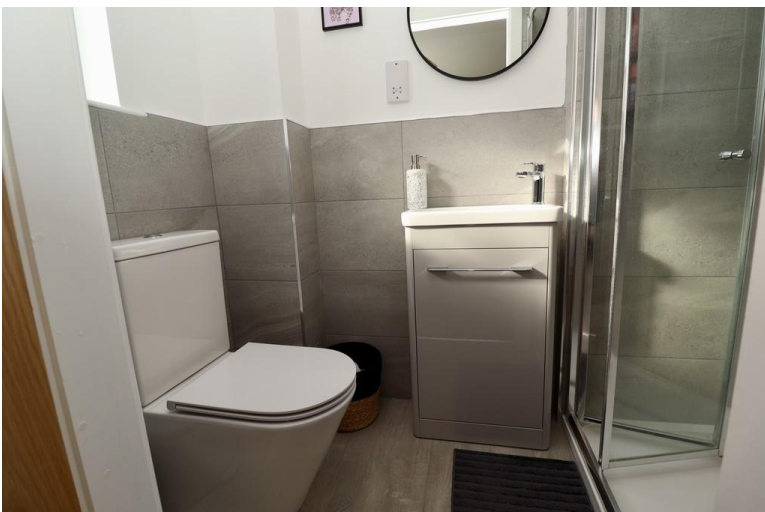
### SECOND FLOOR

### BEDROOM 2

16' 10" x 13' 11" (max)" (5.14m x 4.24m) With two Velux windows to the rear aspect, spotlights and radiator.

### OUTSIDE

To the front of the property there is a lawned garden. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area. There are two allocated parking spaces to the rear of the property.







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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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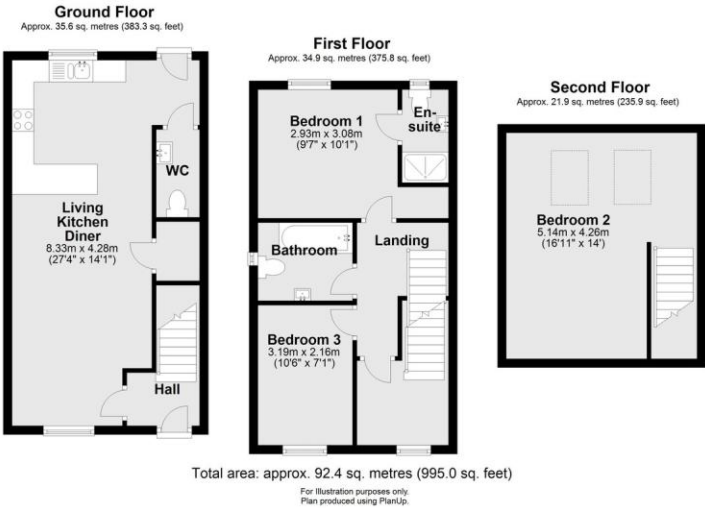
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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.

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