



## 6 Oak Avenue

Dunholme, Lincoln, LN2 3QX



Book a Viewing!

**£289,950**

A fully refurbished Two Bedroom Detached Bungalow, positioned on a corner plot in the village of Dunholme just to the North of the Cathedral City of Lincoln. The immaculate accommodation comprises of Hall, Lounge, Dining Room, Refitted Kitchen, Two Double Bedrooms, Refitted Shower Room and separate WC. Outside are generous corner plot gardens to the front, side and rear, a large driveway, a single garage and a brick store. Viewing of this property is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**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 airing cupboard and radiator.

#### LOUNGE

19' 4" x 11' 0" (5.90m x 3.37m) With double glazed windows to the front and side aspects, decorative fireplace and radiator.

#### DINING ROOM

8' 11" x 8' 7" (2.73m x 2.62m) With double glazed window to the rear aspect and radiator.

#### KITCHEN

10' 0" x 10' 0" (3.07m x 3.07m) Refitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, integrated fridge freezer, space for washing machine, tiled splashbacks, double glazed window to the rear aspect and door to the garden.



#### BEDROOM 1

14' 11 (max)" x 14' 2 (max)" (4.55m x 4.32m) With double glazed window to the front aspect and radiator.

#### BEDROOM 2

11' 5" x 10' 4" (3.48m x 3.16m) With double glazed window to the rear aspect and radiator.

#### SHOWER ROOM

With walk in shower cubicle with electric shower and wash hand basin in a vanity style unit, chrome towel radiator and double glazed window to the rear aspect.

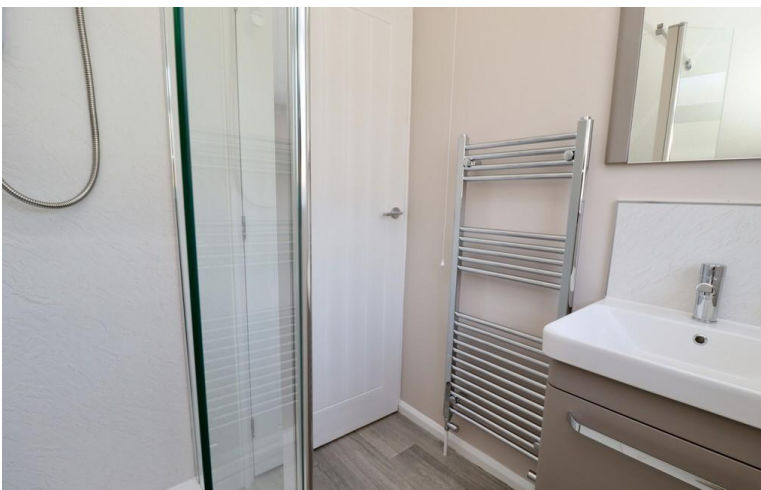


#### SEPARATE WC

With close coupled WC and double glazed window to the rear aspect.

#### OUTSIDE

The property sits on a corner plot with lawned gardens to the front and side, a driveway providing off street parking for multiple vehicles, a single attached garage and a rear brick store with light and power. The garage has electric up and over door to the front, side personnel door, light and power. To the rear there is an enclosed garden with patio seating area, gravelled area and mature shrubs.





#### 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.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 – WHO WE MAY REFER YOU TO

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 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 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

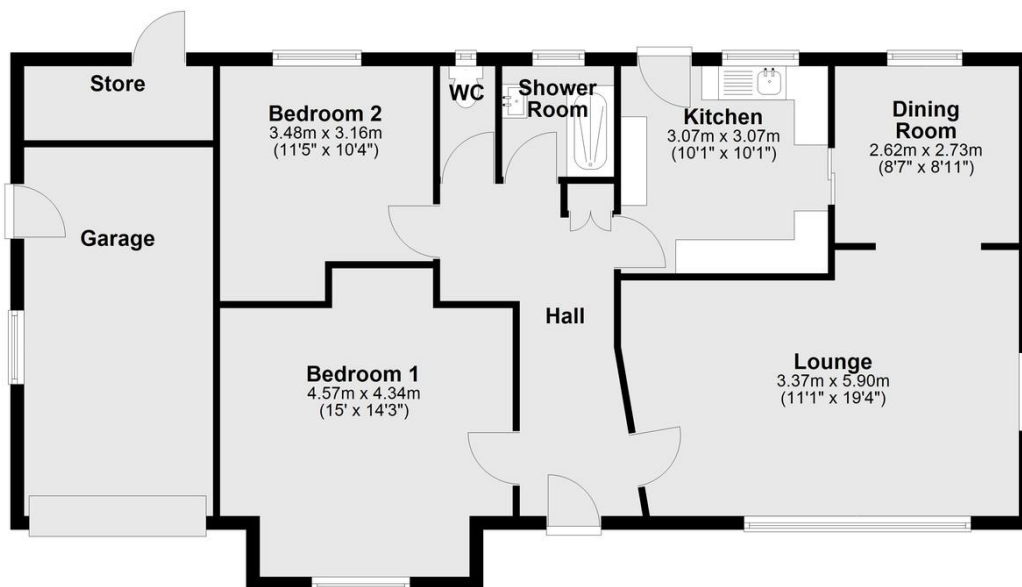
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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. 101.0 sq. metres (1086.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.9 sq. feet)

**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.

