



16 Creasy Drive Dunholme, Lincoln, LN2 3TB



Book a Viewing!

£260,000

An immaculate and modern semi-detached home constructed by reputable local builders, Chestnut Homes. The property is situated in the popular village of Dunholme, just to the North of the Cathedral City of Lincoln. The property benefits from immaculate accommodation comprising of Kitchen, Lounge/Diner, Cloakroom/WC and a First Floor Landing leading to three Bedrooms, Master Bedroom with En-suite Shower Room and a Family Bathroom. Outside there is a front garden and block paved driveway and to the rear there is a deceptively spacious enclosed garden. Viewing of this beautiful home property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

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

KITCHEN

16' 11" x 10' 9" (5.16m x 3.30m) Fitted with a modern range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, electric oven and gas hob, integrated dishwasher, spaces for fridge freezer and washing machine, staircase to the first floor, radiator and a double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC and wash hand basin, tiled splashbacks, double glazed window to the front aspect and radiator.



LOUNGE/DINER

13' 3" x 16' 11" (4.04m x 5.16m) With double glazed French doors to the rear garden, under stairs storage cupboard and two radiators.

FIRST FLOOR LANDING

With airing cupboard housing the gas fired wall mounted central heating boiler.

BEDROOM 1

10' 5" x 10' 1" (3.18m x 3.09m) With double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled flooring, part tiled walls, radiator and a double glazed window to the side aspect.

BEDROOM 2

10' 5" x 10' 1" (3.19m x 3.08m) With double glazed window to the front aspect and radiator.

BEDROOM 3

6' 11" x 6' 5" (2.13m x 1.98m) With double glazed window to the aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin in a vanity style unit and close coupled WC, tiled flooring and splashbacks, radiator and a double glazed window to the front aspect.

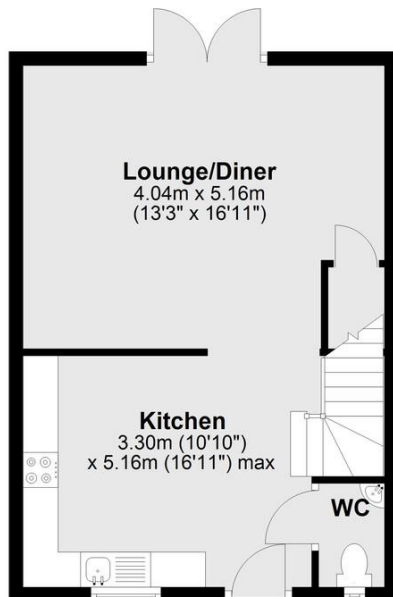
OUTSIDE

To the front of the property there is a lawned garden with path to the front door and a block paved driveway providing off street parking for multiple vehicles. To the rear there is a generous enclosed rear garden laid mainly to lawn with patio seating area and a further gravelled seating area at the end of the garden.



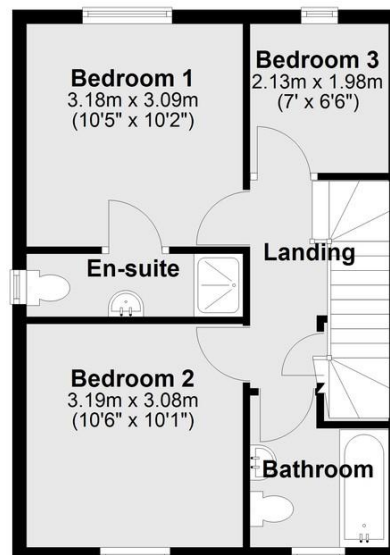
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.6 sq. feet)

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

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

