



28 Ryland Road  
Dunholme

MOUNT & MINSTER



A fabulous detached property finished to the highest quality located in the popular village of Dunholme.

- Detached Executive Dwelling
  - Four double bedrooms
    - Two en-suites
  - Popular village location
    - Double garage
    - Living room
    - Games room
  - Open plan kitchen diner
- High quality finish throughout
  - Underfloor heating



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## INTRODUCTION

An executive detached four bedroom house in the popular village of Dunholme, which has been completed to the highest quality throughout including engineered oak flooring, solid oak doors, porcelain tiled flooring and underfloor heating throughout to the ground floor. The property was constructed in 2019 by well renowned builders Millcroft as part of the bespoke Beck Gardens development and benefits from the remaining term of the 10 year Architects certificate.

To the ground floor the accommodation briefly comprises, entrance hall, WC, sitting room, games room, stunning open plan kitchen dining room with solid ash painted units, quartz work surfaces and integrated Siemens appliances, and utility. To the first floor there are four bedrooms, two en-suites and family bathroom.

Externally brick block and gravel driveways lead to garaging and hardstanding areas, along with extensive soft and hard landscaped gardens, benefitting from a mixture of fence and hedge boundaries. To the rear there is a purpose built garden building with power, light and heating ideal as a home office.

## LOCATION

The village of Dunholme is positioned to the North of the Cathedral City of Lincoln. Dunholme along with adjoining village Welton and neighbouring Nettleham offer a range of amenities to include shops, doctors surgery and pharmacy, public houses, golf course and schooling to include the popular William Farr Secondary School. Regular public transport and connections to the A15 & A46.

## ACCOMMODATION

### Entrance Hall

Oak entrance door, solid bespoke staircase rising to the first floor landing, engineered oak flooring.

### Downstairs WC

Porcelain tiled flooring, tiled splashback, double glazed window to side, concealed cistern WC, wall mounted wash hand basin. extractor.

### Sitting room

Engineered oak flooring, double glazed bay window to front, double glazed window to side, ceiling light.

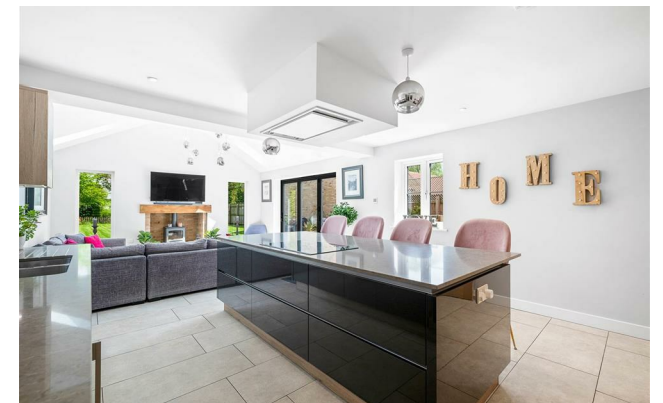
### Games room

Engineered oak flooring, Aluminium bi-fold doors to rear, two velux windows, storage cupboard, built in bar, ceiling light.

### Kitchen/Dining room

Porcelain tiled flooring, double glazed windows to side and rear, bespoke solid ash painted kitchen with quartz worktop and island unit. Integrated Siemens appliances include combi oven, microwave, dishwasher, full height fridge and full height freezer, induction hob, ceiling hood, extractor, Caple wine cooler. recessed ceiling lighting, along with feature ceiling pendants.

Velux windows, Charnwood cast iron wood burner, Aluminium bi-fold doors to patio.





#### Utility

Porcelain tiled flooring, door to side, range of wall and base units, stainless steel sink and drainer, water softener, window to rear, space for washing machine and tumble dryer, extractor, recessed ceiling lighting.

#### First Floor Landing

Carpet, double glazed window to front and side, loft access with pull down ladder, radiator.

#### Bedroom one

Carpet, dual aspect windows to rear radiator, ceiling light.

#### En-Suite

Double glazed window to side, concealed cistern WC, wall mounted wash hand basin, recessed lighting, extractor, shower cubicle fully tiled, heated towel rail.

#### Bedroom Two

Carpet, dual aspect double glazed windows to front and side, radiator.

#### En-Suite

Porcelain tiled flooring, part tiled, low level WC, double glazed window to side, wall mounted sink, heated towel rail, shower cubicle with mains shower over, extractor, recessed ceiling lights.

#### Bedroom Three

Carpet, double glazed window to rear, radiator.

#### Bedroom Four

Carpet, double glazed window to front, radiator.

#### Bathroom

Porcelain tiled flooring, double glazed window to side, concealed cistern WC, wash hand basin, double ended bath with central tap, shower cubicle, heated towel rail.

#### OUTSIDE

The property is accessed via a gravelled driveway leading to an integral double garage with remote control electric up and over doors, loft access with ladder, personnel door into entrance hall.

To the front there is lawn and ample off road parking, whilst to the rear the garden is primarily laid to lawn with an alfresco dining patio area, and purpose built cabin with power, light and heating.

#### METHOD OF SALE

Freehold with vacant possession on completion.

#### COUNCIL TAX BAND

Band: F

West Lindsey District Council

#### ENERGY PERFORMANCE CERTIFICATE

Rating: B



## SERVICES

All mains services available. Gas central heating.

## VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

## PARTICULARS

Drafted following clients' instructions of May 2024.

## ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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## BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Total area: approx. 245.7 sq. metres (2644.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**28 Ryland Road, Dunholme**

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