



106 Lincoln Road,
Dunholme, Lincoln

BROWN & CO JH Walter



106 Lincoln Road, Dunholme, Lincoln

A modern four bedroom family home situated on the edge of the sought after village of Dunholme. The immaculately presented accommodation extends to around 1,729 sq ft and comprises an open plan kitchen/diner, utility, generous lounge, study/play room, WC and spacious entrance hall to the ground floor. The first floor offers four bedrooms, two en-suites and a family bathroom.

Outside the property offers a large patio, raised planters, low maintenance astro turf lawn, garden room/home office and a double garage with electric car charging point.



ACCOMMODATION

Entrance Hall

With tiled floor, stairs to first floor, under stairs storage cupboard and a single radiator with cover.

WC

Two piece suite comprising low flush WC and wash basin in vanity unit, single radiator, extractor.

Study/Playroom

Double glazed casement window to front elevation, single radiator.

Lounge

Double glazed bay window to front and further double glazed casement window to side elevation, two single radiators.

Kitchen/Dining Room

Two double glazed French doors and double glazed casement window to rear elevation, fitted wall and base units with stainless steel one and a half bowl sink, built-in Neff appliances include double oven, microwave, fridge freezer and dishwasher. There is also a five ring gas hob with extractor over, a wine fridge, double radiator and door to;

Utility

Double glazed door to side elevation, fitted base unit with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, boiler, single radiator.

First Floor

Bedroom One

Double glazed casement window to rear, fitted wardrobes and further built-in wardrobe, single radiator, door to;

En-suite Bathroom

Double glazed casement window to rear elevation, four piece suite comprising panelled bath, shower cubicle, low flush WC and wash basin in vanity unit, heated towel rail, extractor, part tiled walls.

Bedroom Two

Double glazed casement window to front elevation, single radiator, built-in wardrobe, door to;

En-suite Shower Room

Double glazed casement window to side elevation, three piece suite comprising shower cubicle, low flush WC and wash basin in vanity unit, heated towel rail, extractor, part tiled walls.

Bedroom Three

Double glazed casement window to front elevation, single radiator, built-in wardrobe.

Bedroom Four

Double glazed casement window to rear elevation, single radiator, built in wardrobe.

Bathroom

Double glazed casement window to side elevation, four piece suite comprising panelled bath, shower cubicle, low flush WC and wash basin in vanity unit, part tiled walls, heated towel rail, radiator.

Landing

Double glazed casement window to front elevation, airing cupboard and loft access.

Outside

The front elevation offers a small railed area with side pathway leading to the rear garden. The rear elevation offers a modern landscaped garden with raised beds, patio area, AstroTurf lawn with fenced and walled boundaries.



Garden Room/Home office

Fully insulated with double glazed bifold doors, power and light making it a perfect entertaining space or an ideal home office.

Detached Double Garage

With two up and over doors, further pedestrian door to side elevation, power, light, electric car charging point and two parking spaces.

Services

We understand the property offers mains water including a water softener, gas, electric and main sewer connections. There is also a burglar alarm.

Service Charge

£61.87 per 6 months

Mobile

We understand from the Ofcom website there is good mobile coverage from Three, O2 and Vodafone.

Broadband

We understand from the Ofcom website that standard 12Mbps and superfast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 200 Mbps.

Amenities

Dunholme offers a co-op, village hall, bowls club, indoor tennis centre, St Chads Church and the well regarded St Chad's primary school. It is also adjoining the well served village of Welton which has raft of further amenities including the highly regarded William Farr secondary school.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band E

Tenure & Possession

Freehold and for sale by private treaty.

Buyer identity check

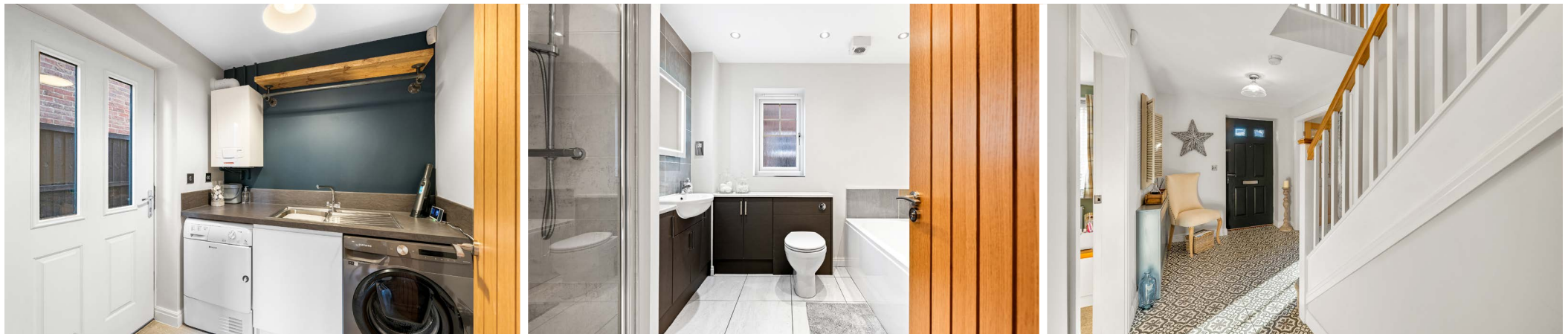
Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall

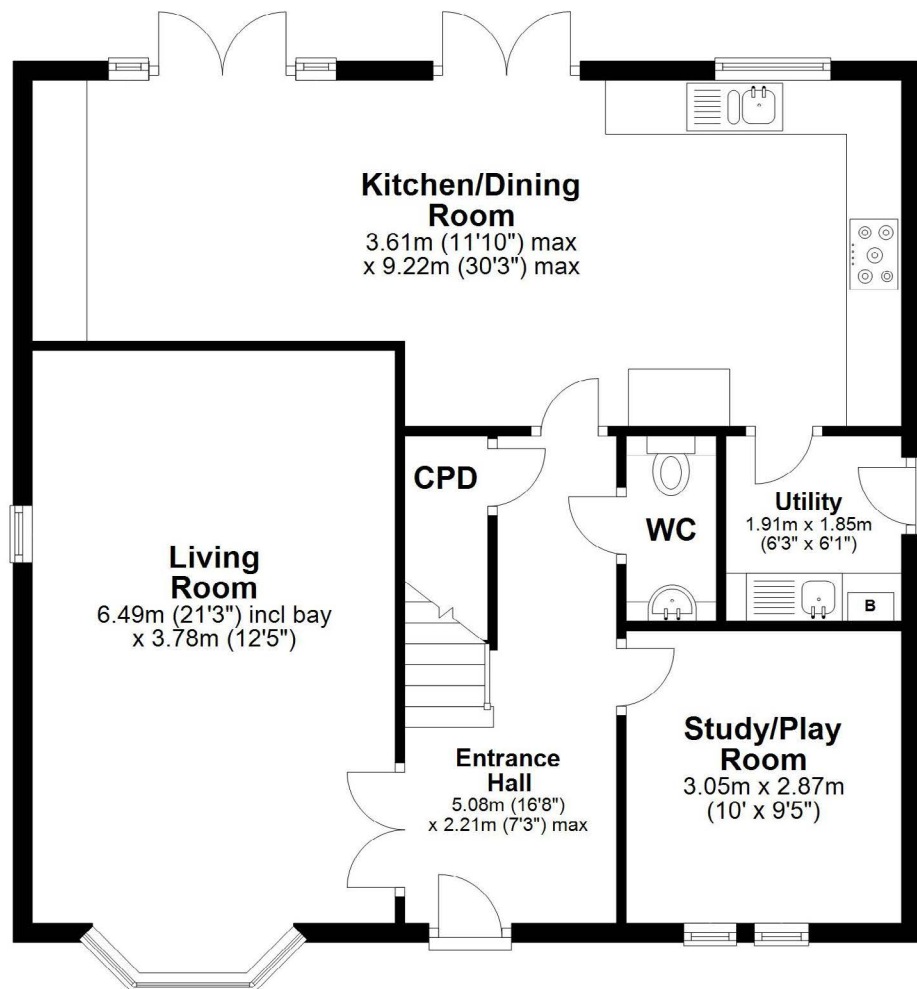
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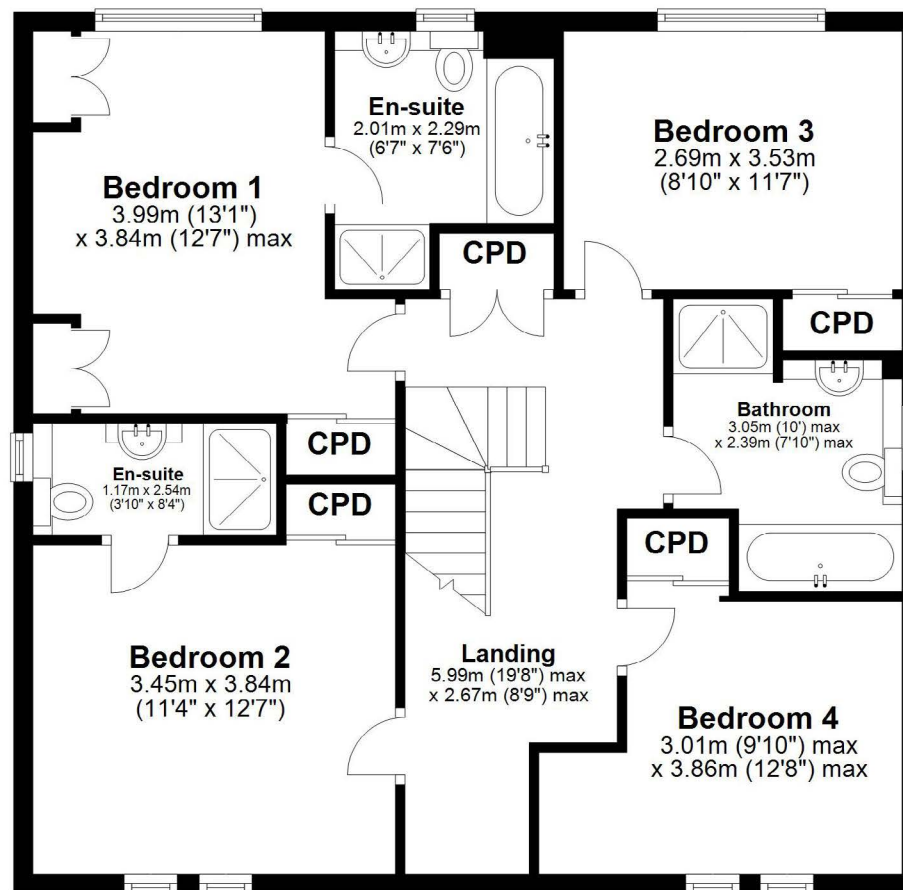
Ground Floor

Approx. 80.1 sq. metres (862.5 sq. feet)



First Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



Total area: approx. 160.7 sq. metres (1729.5 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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Plan produced using PlanUp.

106 Lincoln Road, Dunholme





Directions - LN2 3QY

From Lincoln follow the A46 towards Market Rasen until you reach a left hand turn onto Lincoln Road. Then turn left onto Portus Lane and the property is accessed via rear driveway on the right hand side.

<https://what3words.com/concluded.leans.resolves>

Energy performance certificate (EPC)		
106, Lincoln Road Dunholme LINCOLN LN2 3QY	Energy rating B	Valid until: 31 July 2029 Certificate number 8008-5996-2539-4707-3813

Property type	Detached house
Total floor area	165 square metres

Rules on letting this property

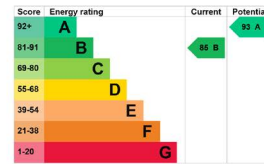
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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