



8 Monckton Way
Dunholme, Lincoln

BROWN & CO JH Walter



8 Monckton Way, Dunholme, Lincoln, LN2 3QL

DESCRIPTION

An immaculately presented and recently refurbished detached house situated in the highly sought after village of Dunholme.

The property comprises of an entrance hall, living room and high quality kitchen / dining room with integrated appliances to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front a block paved driveway leads to a detached garage, with a pleasant enclosed lawned garden to the rear.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

Living Room

Double glazed bay window to front, gas fire with decorative surround and mantle over, two radiators, double doors opening into:

Kitchen / Dining Room

Double glazed window and French doors to rear, entrance door to side, ceramic drainer sink, worktops, matching base and eye level storage units, integrated four ring gas hob with extractor over, integrated oven, microwave, fridge freezer and dishwasher, under stairs storage cupboard, recently installed boiler housed in cupboard, tiled flooring, radiator.

First Floor

Landing

Double glazed window to side, airing cupboard, loft access, radiator.

Bedroom One

Double glazed window to front, built in wardrobe, radiator.

Bedroom Two

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

Outside

To the front is a lawned garden and a block paved driveway which provides parking for several vehicles and leads to a detached garage. Gated side access leads to an enclosed rear garden with paved patio and lawn.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

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.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304 |

incolnycitycentre@brown-co.com





Energy performance certificate (EPC)

8, Monckton Way Dunholme LINCOLN LN2 3QL	Energy rating D	Valid until: 28 June 2025 Certificate number: 8005-7126-3940-3791-7926
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Property type	Detached house
Total floor area	76 square metres

Rules on letting this property

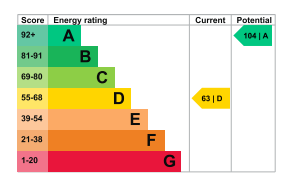
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



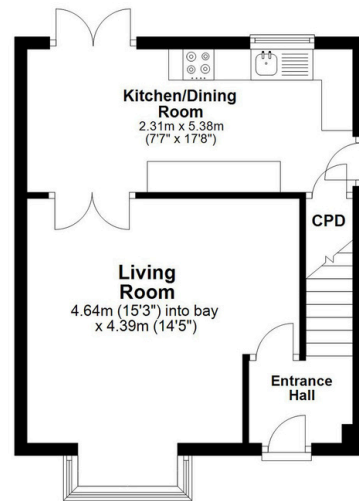
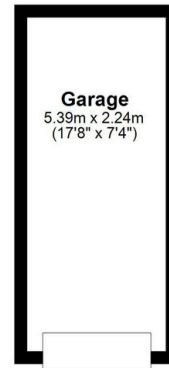
The graph shows this property's current and potential energy rating.

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.

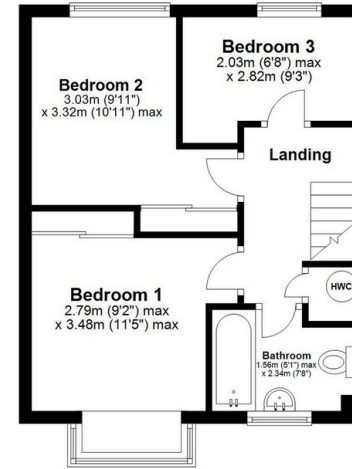
For properties in England and Wales:
the average energy rating is D
the average energy score is 60



Garage
Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 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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Property and Business Consultants