



11 Bishop Close
Dunholme, Lincoln

BROWN & CO JH Walter



11 Bishop Close, Dunholme, Lincoln, LN2 3US

A well presented and maintained detached bungalow sold with no onward chain and located in the much sought after village of Dunholme benefitting from an excellent range of local amenities.

The property comprises of an entrance hall, lounge opening into a dining room, breakfast kitchen, conservatory, master bedroom with en-suite, two further bedrooms and a family bathroom.

Outside to the front is a lawned garden and driveway which leads to a detached garage, to the rear is a pleasant enclosed lawned garden.



ACCOMMODATION

Entrance Hall

Front entrance door, storage cupboard, airing cupboard, loft access, radiator.

Lounge

Two double glazed windows to front, gas fire with surround and mantle over, radiator, opening into:

Dining Room

Double glazed French doors opening to rear garden, radiator.

Kitchen

Double glazed window and entrance door leading to conservatory, one and a half drainer sink, worktops, base and eye level storage units, integrated oven with gas hob and extractor over, tiled splash backs, spaces for washing machine and fridge, tiled flooring, wall mounted boiler, radiator.

Conservatory

Double glazed windows to sides and rear, door leading to rear garden, tiled floor, radiator.

Bedroom One

Two double glazed windows to front, radiator.

En Suite

Double glazed window to front, shower cubicle, WC, pedestal wash basin, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, bath, WC, pedestal wash basin, tiled walls, radiator.

Outside

To the front of the property is a lawned garden and driveway which leads to a detached garage with up and over door. Gated side access leads to an enclosed lawned rear garden with paved patio areas, decorative shrubs and borders, and a fenced perimeter.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps

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
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Energy performance certificate (EPC)

11 Bishop Close
Dunthorne
LINCOLN
LN2 3US

Energy rating
C

Valid until:
24 February 2035

Certificate number:
5700-8252-0122-0429-3253

Property type
Detached bungalow

Total floor area
87 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 C. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

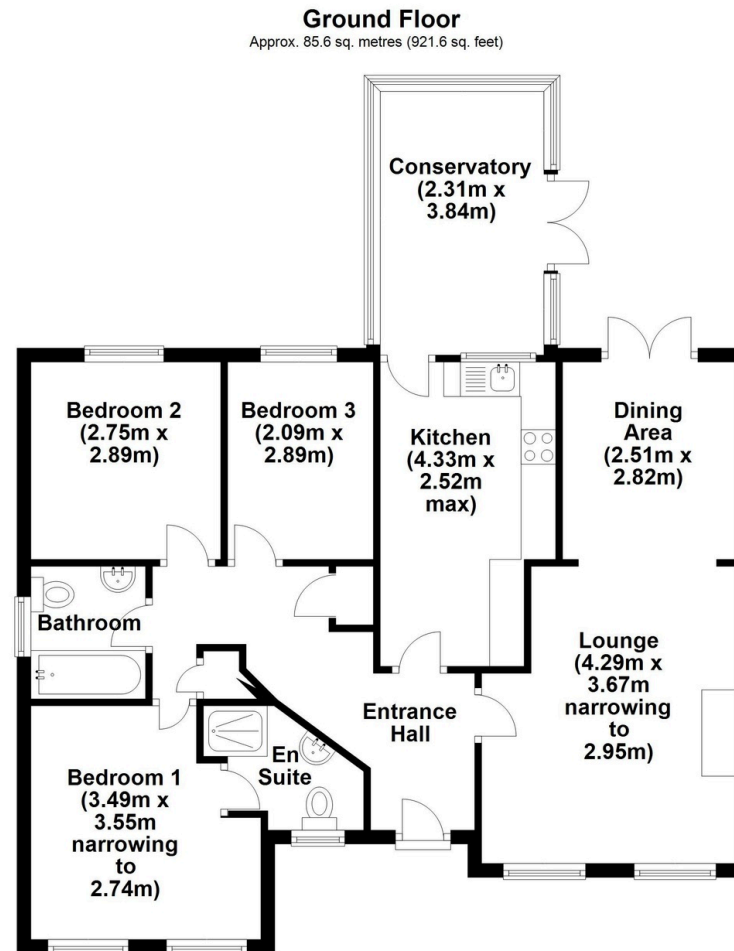
A wide-angle photograph of the rear garden of a detached bungalow. The garden features a well-maintained green lawn, a brick conservatory with a white frame, and a wooden fence in the background. Several large terracotta pots are placed around the garden.

A side-view photograph of the bungalow, showing the conservatory and the adjacent garden. The garden is lush with green grass and has a wooden fence. The conservatory has a white frame and a glass roof.

A close-up photograph of the conservatory entrance, showing the white-framed glass doors and the interior of the conservatory. The garden is visible in the background.

A side-view photograph of the bungalow and garden, showing the brick wall of the house and the green lawn. The garden is enclosed by a wooden fence.

A front-view photograph of the bungalow and garden, showing the brick house and the conservatory. The garden is green and well-maintained.



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants