



18 Nursery Close  
Dunholme, Lincoln

**BROWN & CO** JH Walter







## 18 Nursery Close, Dunholme, Lincoln, LN2 3UP

An excellently presented end terrace house located in the highly sought after village of Dunholme.

The property comprises of an entrance hall, WC, living room and kitchen / dining room to the ground floor, along with two bedrooms and bathroom to the first floor.

Outside to the front is a lawned garden and large driveway providing parking for several vehicles. To the rear is a pleasant landscaped garden.



### ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, tiled flooring, radiator.

WC

WC, pedestal wash basin with tiled splash back, tiled flooring, radiator.

Living Room

Double glazed window to front, stairs rising to first floor, radiator.

Kitchen / Dining Room

Double glazed window and entrance door to rear, one and a half drainer sink, work tops, base and eye level storage units, tiled splash backs, integrated gas hob with oven below and extractor over, integrated fridge freezer, dishwasher and washing machine, radiator.

First Floor

Landing

With loft access and door serving remaining rooms.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front, two cupboards, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain, radiator.

Outside

To the front is a lawned garden and long driveway providing parking for several vehicles. Gated side access leads to a pleasant landscaped rear garden with patio, raised beds, shed and fenced perimeter.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band A

### 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

01522 504304

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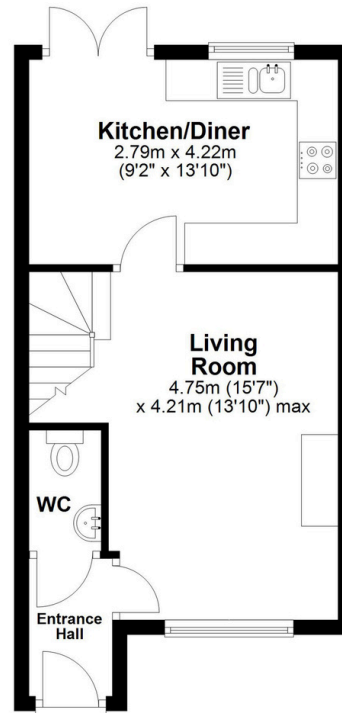






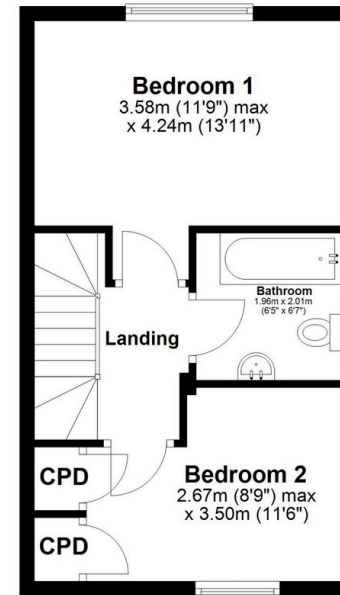
### Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



### First Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 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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### 18 Nursery Close, Dunholme

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