



- No Onward Chain!
- Detached Bungalow
- 2 Double Bedrooms
- Kitchen Diner

- Lounge & Shower Room
- Spacious Rear Garden
- Garage & Driveway Parking
- In Need Of Modernisation

Lincoln Road, Dunholme, LN2 3QY,
£230,000





In Need Of Modernisation. Offered for sale with no onward chain is this fantastic opportunity to purchase a well established detached bungalow. Situated in the village of Dunholme the property boasts 2 double bedrooms, spacious lounge and a generous kitchen diner with views over the rear garden, shower room. The property is immaculately maintained throughout. Furthermore the property comes with gas central heating with the majority of the windows being uPVC double glazed and a sun room which overlooks the rear garden. The rear garden is mostly laid to lawn and enclosed with fenced perimeters, a paved seating area, timber built garden shed and access to a single garage. To the front of the property there is ample parking provisions with gated access to the garage and rear garden and a well presented front lawn. The village of Dunholme is well regarded due to it's excellent array of amenities such as Co-op foodstore and a regular bus service to and from the Cathedral city of Lincoln with the neighbouring village Welton also offering a wealth of amenities such as post office, pharmacy and doctors surgery. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Porch

Having front door entry and front porch. Additional door leading into:

Entrance Hall

Having radiator, coved ceiling and loft access. Access to living accommodation.

Lounge

16' 11" x 11' 11" (5.15m x 3.63m)

Having uPVC double glazed window to front aspect, radiator, feature gas fireplace and coved ceiling.

Kitchen Diner

19' 3" x 12' 2" (5.86m x 3.71m)

Having a range of fitted units at eye and base level, vinyl tiled flooring, stainless steel sink and drainer unit, uPVC double glazed window to rear aspect, obscured window to side aspect, oven with electric hob and extractor hood over. Access into:

Sun Room

8' 8" x 8' 4" (2.64m x 2.54m)

Having brick base with double glazing construction, vinyl tiled flooring and external door leading to rear garden.

Master Bedroom

12' 1" x 11' 7" max (3.68m x 3.53m)

Having uPVC double glazed window to front aspect, radiator and built-in wardrobes.

Bedroom 2

10' 6" x 10' 4" (3.20m x 3.15m)

Having uPVC double glazed window to rear aspect and radiator.

Shower Room

7' 3" x 7' 1" (2.21m x 2.16m)

Having a corner shower cubicle with access ability handles, vanity hand wash basin unit, low level WC, uPVC double glazed obscured window to rear aspect, extractor unit, radiator, half tiled surround and storage cupboard.

Outside Rear

Having an enclosed garden being mostly laid to lawn and fenced perimeters, timber built garden shed, paved seating area and garage with up and over door.

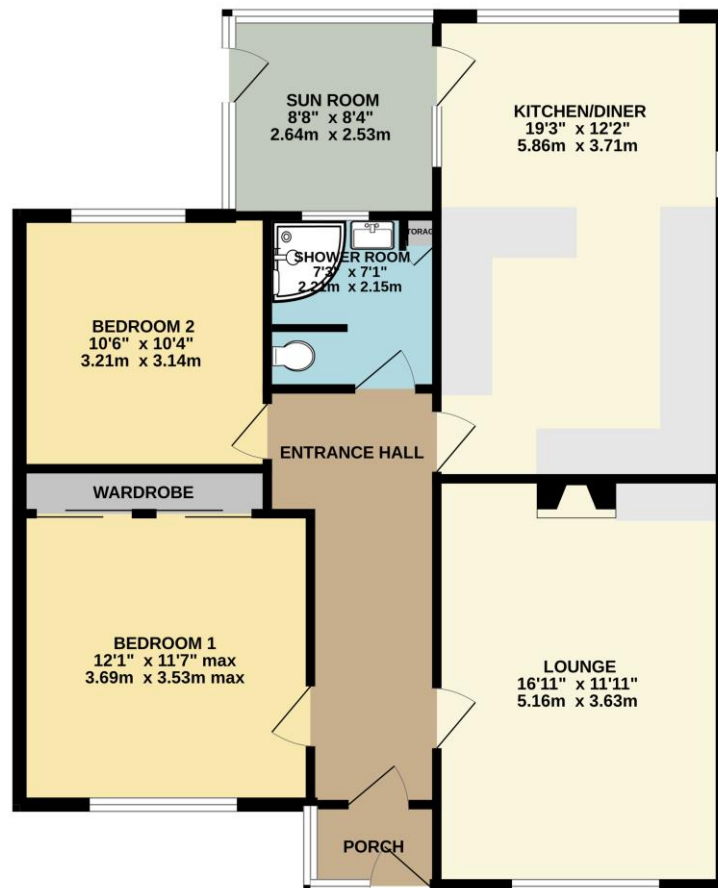
Outside Front

Having a lawned front garden, paved driveway with gated access leading to garage and the rear of the property.





GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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