



- No Onward Chain!
- Detached Bungalow
- 2 Bedrooms & 1 Bathroom
- 22'5" Lounge & Garden Room

- Kitchen Diner & Utility Room
- Low Maintenance Garden
- Driveway & Garage
- Heart Of The Village Location

Ashing Lane, Dunholme, LN2 3NN,
£289,950





Starkey&Brown are delighted to represent for sale this 2 bedroom detached bungalow enjoying extensive living space. Offered for sale with no onward chain the property requires a programme of modernisation and enjoys an ideal position in the popular village of Dunholme. The accommodation comprises of entrance hall, 2 double bedrooms, 4 piece bathroom suite, a 22'5" lounge, as well as a kitchen diner, utility and garden room. The property boasts gardens to front and rear, a single garage and driveway parking. Due to the property's position in the heart of the village the Co-op foodstore is a short stroll away, old school community centre and access to a regular bus service to and from the Cathedral city of Lincoln. For further details contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having front door entry, 2 uPVC double glazed floor to ceiling windows to either side of the front door entry, single radiator, wood vinyl flooring, airing cupboard housing hot water cylinder and shelving.

Kitchen Diner

21' 8" x 9' 9" (6.60m x 2.97m)

Having dining area and a range of kitchen units. There is 2 uPVC double glazed windows to rear aspect, a range of eye and base level units with counter worktops, sink and drainer unit, radiator and access to utility room and double doors into:

Lounge

12' 7" x 22' 5" max (3.83m x 6.83m)

Having uPVC double glazed window to front aspect, radiator, stone mantle piece with electric fireplace and coved ceiling.

Utility Room

5' 8" x 9' 4" (1.73m x 2.84m)

Having a range of base level units, space and plumbing for washer dryer, uPVC double door to side aspect leading onto side garden and access to garage and garden room.

Garden Room

9' 8" x 11' 2" (2.94m x 3.40m)

Having wood vinyl flooring, uPVC sliding door to side aspect leading onto rear garden and wood cladding to ceiling.

Bedroom 1

12' 4" x 10' 7" (3.76m x 3.22m)

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

Bedroom 2

10' 11" min x 11' 0" (3.32m x 3.35m)

Having uPVC double glazed window to side aspect and radiator.

Bathroom

8' 9" x 8' 3" (2.66m x 2.51m)

Having panelled bath, shower cubicle, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to rear aspect and radiator.

Garage

9' 4" x 18' 0" (2.84m x 5.48m)

Having a manual up and over door, power and lighting, wall mounted gas boiler, utility meters, loft storage and eye and base level unit.

Outside Rear

Having enclosed garden with fenced and hedged perimeters, being mainly low maintenance with a patio area whilst also having a lawned area with timber built garden structures.

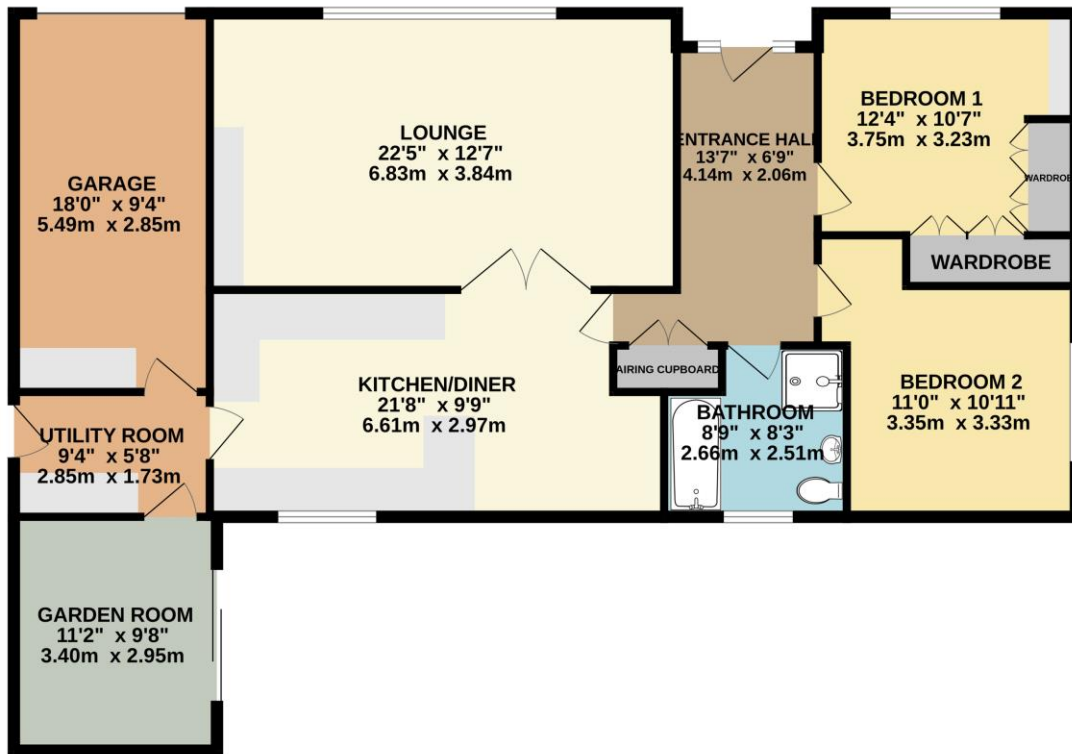
Outside Front

Having a dwarfed walled perimeter with a landscaped lawned and flower bed arrangement with gated access providing driveway parking.





GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 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.
Made with Metropix ©2023

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE