



- Executive Family Home
- 4 Double Bedrooms
- 25'8" Lounge & Kitchen
- Utility, Dining Room & Conservatory
- 2 Bathrooms & Jack & Jill WC
- 1 Bedroom Annexe
- Ample Off Street Parking
- Call Today To View!

Manor Way, Dunholme, LN2 3UR,  
Offers In Region Of £535,000





This executive family home boasts a 1 bedroom annexe, 4 double bedrooms and ample parking provisions. All whilst being situated in the highly desirable villages of Dunholme. The property makes for the ideal family home offers 4 double bedrooms, whilst having spacious accommodation to the ground floor which comprises of 25'8" lounge, kitchen, utility, dining room and a conservatory all benefitting from the use of a study and utility. Rising to the first floor are 4 double bedrooms with the master featuring built-in wardrobes, dressing unit and it's own private en-suite, bedroom 3 and 4 share a Jack & Jill WC and there is a recently upgraded bathroom with a feature freestanding bath tub. The property also benefits from an impressive 1 bedroom annexe which was constructed approximately 10 years ago and comes with a 16'0" x 16'9" lounge diner, fully fitted integral kitchen, a double bedroom with built-in wardrobes and a modern shower room. Outside there is a landscaped enclosed rear garden with fenced and waller perimeters, a paved and lawned area, ample off street parking for many vehicles. The village of Dunholme is well regarded due to it's close proximity to the Cathedral city of Lincoln being a short 15 minute drive away, whilst also having access to one of the most highly regarded secondary schools within the Lincolnshire county the William Farr CoE school recently rated 'outstanding' by Ofsted. The village itself has amenities which include schooling at primary level, Co-op foodstore, access to doctor surgery and a regular bus service to and from Lincoln city centre. Contact o arrange a viewing contact Starkey&Brown. Council tax band: E. Freehold.



### uPVC Entrance Porch

Having French door access and internal door leading into:

### Entrance Hall

Having stairs rising to first floor, radiator and understairs WC.

### Understairs WC

Having low level WC, pedestal hand wash basin unit, radiator and extractor fan.

### Lounge

25' 8" x 12' 0" (7.82m x 3.65m)

Having uPVC double glazed bay window to front aspect, feature gas fireplace, 2 radiators and French doors leading into:

### Conservatory

12' 2" x 9' 2" (3.71m x 2.79m)

Being of uPVC construction with brick built base, French doors to side aspect leading onto rear garden and a fully glass panelled roof.

### Study

6' 10" x 6' 7" (2.08m x 2.01m)

Having wood laminate flooring, radiator and French doors leading onto rear garden.

### Kitchen

10' 5" x 12' 8" (3.17m x 3.86m)

Having a range of base and eye level units with counter worktops, 4 ring hob with extractor hood over, integral oven, ceramic sink and drainer unit, integral fridge freezer, integral dishwasher, tiled flooring and radiator. Access into dining room and utility.

### Utility

4' 5" x 10' 5" (1.35m x 3.17m)

Having a range of base level units with space and plumbing for white goods, wall mounted gas central heating boiler, uPVC double glazed window to side aspect and uPVC door to side aspect giving side access to driveway.

### Dining Room

12' 6" x 12' 6" (3.81m x 3.81m)

Having uPVC double glazed window to front aspect, radiator, wood laminate flooring and storage cupboard.

### First Floor Landing

Having loft access, radiator, airing cupboard with hot water cylinder and shelving.

### Master Bedroom

13' 9" x 12' 3" (4.19m x 3.73m)

Having uPVC double glazed window to front aspect, multi built-in storage units which include overbed storage, built-in wardrobes and dressing units, radiator and coved ceiling. Access into:

### En-Suite

6' 5" x 5' 3" (1.95m x 1.60m)

Having uPVC double glazed obscured window to front aspect, coved ceiling, low level WC, vanity hand wash basin unit and corner shower cubicle.

### Bedroom 2

11' 8" x 12' 3" (3.55m x 3.73m)

Having uPVC double glazed window to rear aspect and radiator.

### Bedroom 3

11' 10" x 13' 8" max (3.60m x 4.16m)

Having radiator and uPVC double glazed window to front aspect. Access to:

### Jack & Jill WC

7' 8" x 3' 3" (2.34m x 0.99m)

Having radiator, extractor unit, low level WC and pedestal hand wash basin unit.

### Bedroom 4

11' 8" max x 11' 0" max (3.55m x 3.35m)

Having radiator and uPVC double glazed window to rear aspect.

### Bathroom

7' 3" x 8' 3" (2.21m x 2.51m)

Having a freestanding feature bath, chrome heated hand towel rail, vanity hand wash basin unit, low level WC, full tiled surround and uPVC double glazed obscured window to rear aspect.

### Annexe

### Lounge Diner

16' 0" max x 16' 9" max (4.87m x 5.10m)

Having French doors to side aspect leading onto garden, uPVC double glazed window to front aspect, 2 radiators and entrance hall.

### Kitchen

9' 3" x 7' 6" (2.82m x 2.28m)

Having a range of base and eye level units with counter worktops, separate boiler for annexe, an integral fridge freezer, washing machine, dishwasher, oven, hob and extractor, uPVC double glazed window to side aspect, sink and drainer unit. Access into:

### Bedroom

15' 2" max x 10' 5" max (4.62m x 3.17m)

Having built-in wardrobe with sliding doors, feature skylights, radiator and access into:

### Shower Room

5' 7" x 7' 6" (1.70m x 2.28m)

Having walk-in shower with aqua board surround, low level WC, vanity hand wash basin unit and 2 uPVC double glazed windows.

### Outside Rear

Mainly laid to lawn with hedged and walled perimeters, a patio seating area with external power point and water source. Side access to the front of the property.

### Outside Front

Having block paved driveway with parking for multi-vehicles, wrought iron fencing perimeter and pathway leading into entrance porch.

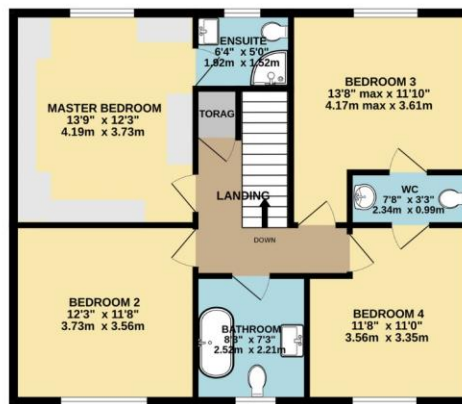
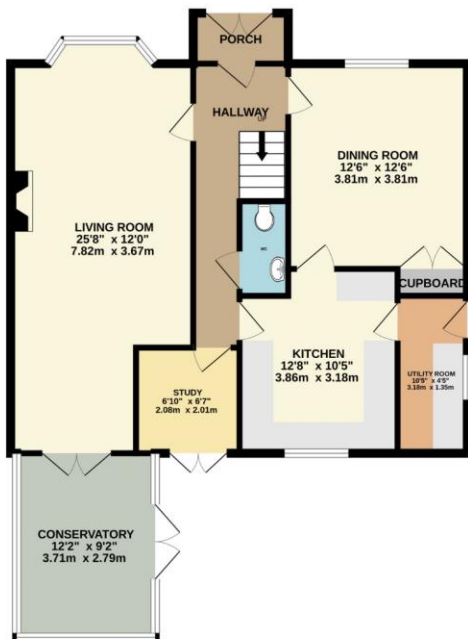




GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.

1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.

2ND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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