



- Detached House
- 4 Double Bedrooms
- Over 2,000 Sq ft Of Living Space
- Sitting Room & Lounge
- 0.25 Acre Plot (STS)
- Outbuilding
- Septic Tank & LPG Gas Tank
- No Onward Chain

Market Rasen Road, Dunholme, LN2 3QZ,  
£400,000







Set in the outskirts of the desirable village of Dunholme, is this enchanting detached house offering over 2,000 sq ft of versatile living space. Combining modern conveniences with a spacious floorspace, this property provides the perfect home for those seeking a village lifestyle. Furthermore, the property is within the catchment area of William Farr CofE School which is one of the most desirable schools in Lincoln and Lincolnshire. The property welcomes you through a generous entrance hallway, leading into a spacious living room. This room exudes warmth and character with its feature multi fuel burner and large windows that flood the space with natural light. Further rooms include a sitting room with French doors over the garden, utility room and downstairs WC. The kitchen diner is a true focal point of the home featuring integrated appliances, eye and base level units with generous counter space. With its open-plan dining area, it is ideal for both casual dining and culinary preparation. Upstairs, the home offers four well-proportioned bedrooms. The master suite boasts a private en-suite shower room and ample wardrobe space. The remaining three bedrooms are equally spacious, with views of the surrounding countryside. A stylish family bathroom serves the additional bedrooms, featuring a bathtub and large shower cubicle. The property enjoys an extensive plot measuring approximately 1/4 of an acre (sts). Being mostly laid to lawn it comes with a large patio area and outbuilding which could have a wide variety of uses. Off street parking is available for multiple vehicles. Dunholme boasts a thriving community with a wealth of amenities such as; a highly regarded primary & secondary school, convenient access to nearby towns such as Lincoln and Market Rasen, scenic walking trails, cosy village pubs and local shops on your doorstep, this location is ideal for families and village lifestyle. Council tax band: C. Freehold. WHAT3WORD - STALE.SANDPAPER.DESTROYER.



## Entrance Hall

Having front door entry to front aspect via a composite door, a radiator and access to downstairs and further living accommodation.

## Lounge

23' 7" x 10' 9" (7.18m x 3.27m)

Having 2 uPVC double glazed windows to side aspect.

## Downstairs WC

4' 8" x 8' 0" (1.42m x 2.44m)

Having low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to rear aspect, tiled flooring, a wall mounted gas Logic plus combination heater, consumer unit (last inspected 2020, next inspection due in 2030) and an electric heater.

## Sitting Room

14' 9" x 15' 10" (4.49m x 4.82m)

Having French doors leading onto rear garden, uPVC double glazed window to front aspect, coved ceiling, radiator and access into:

## Kitchen

23' 8" x 11' 7" (7.21m x 3.53m)

Having tiled flooring, a range of base and eye level units with counter worktops to include a double Electrolux oven, Bosch 5 ring hob and extractor hood over, sunken sink and drainer unit, space and plumbing for further appliances, a uPVC double glazed window and door to rear aspect, a uPVC double glazed window to rear aspect, coved ceiling and a radiator.

## Utility Room

7' 0" x 8' 5" (2.13m x 2.56m)

Having a range of base and eye level units with counter worktops, space and plumbing for washing machine, stainless steel sink and drainer unit and coved ceiling.

## Inner Lobby

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

Having coved ceiling, a radiator and access into:

## First Floor Landing

Having a uPVC double glazed window to front aspect, a radiator and loft access.

## Master Bedroom

21' 6" plus built-in wardrobe x 11' 0" (6.55m x 3.35m)

Having 2 uPVC double glazed windows to side aspect, radiator and built-in wardrobe. Access to:

## En-suite

6' 4" x 7' 6" (1.93m x 2.28m)

Having a freestanding roll top bath, low level WC, classic hand wash basin unit with feature shelving, extractor unit and lighting.

## Bedroom 2

10' 9" x 15' 9" (3.27m x 4.80m)

Having 2 built-in wardrobes, power sockets, coved ceiling, uPVC double glazed windows to front and rear aspect and 2 radiators.

## Bedroom 3

12' 4" x 11' 10" (3.76m x 3.60m)

Having French doors to rear aspect, coved ceiling and a radiator.

## Bedroom 4

10' 5" x 12' 1" (3.17m x 3.68m)

Having uPVC double glazed window to rear aspect, radiator, coved ceiling and power sockets.

## Bathroom

8' 0" x 11' 4" (2.44m x 3.45m)

Having a 4 piece suite comprising of a panelled bath, large shower cubicle, vanity hand wash basin unit, low level WC, coved ceiling, extractor unit, and a obscured uPVC double glazed window to rear aspect.

## Outside Rear

23' 8" x 11' 11" (7.21m x 3.63m)

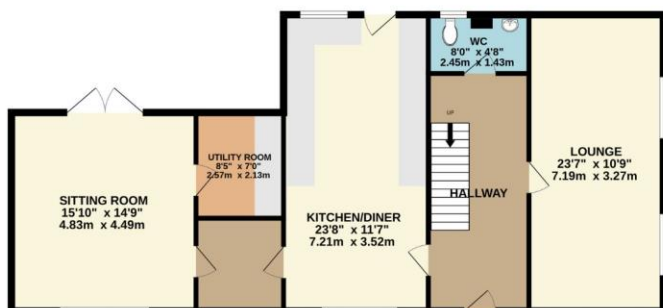
Having an enclosed garden with fenced perimeters, a large paved patio seating area. Garden is mostly laid to lawn with outbuilding. Access to a recently fitted modern septic tank (approximately 3 years old). Access to gravelled parking for multiple vehicles and access to LPG gas tank.



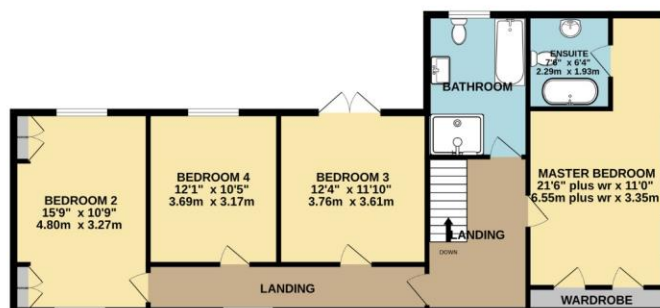




GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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