



- Detached Bungalow
- 2 Double Bedrooms
- Updated Shower Room
- 14'3" Lounge

- Garage With New Electric Door
- Fully Paved Driveway
- Generous Rear Garden
- NO ONWARD CHAIN

Paynell, Dunholme, LN2 3SW,  
Offers Over £210,000





Offered for sale with no onward chain is this 2 double bedroom detached bungalow. Situated in the popular village of Dunholme the property has been recently upgraded throughout with cosmetic decorations and new flooring. Over the past 3 years, the property has also had a programme of refurbishments these include a newly fitted electric garage door, new fiberglass roof to the garage, new roof to the property and renovations to the shower room. The property has also recently had an EICR report done in 2025. The layout of the property comprises of a welcoming entrance hall, lounge measuring 14'3" x 11'9", a stylish kitchen with a newly fitted gas central heating boiler in 2021 with space and plumbing for appliances and an ideal pantry cupboard. There are 2 double bedrooms with bedroom 2 having French doors looking out onto the rear garden, shower room which has had upgrades and has been designed for easy access and a 16'3" x 7'9" single garage. Externally the property enjoys a generous plot with the rear garden being mostly laid to lawn with pathway and mature flowerbeds. There is also a completely paved front driveway with parking for multiple vehicles. The village of Dunholme is well regarded due to it's excellent array of amenities which include doctors surgery, Co-op foodstore and a regular bus service to and from Lincoln city centre. For further details and viewing requests contact Starkey&Brown. Council tax band: B. Freehold.





## Entrance Hall

Having uPVC front door entry to side aspect, radiator and loft access (loft insulated, no boarding or pull down ladder). Access into:

## Lounge

14' 3" x 11' 9" (4.34m x 3.58m)

Having an electric fireplace, uPVC double glazed window to front aspect and radiator. Access to:

## Kitchen

11' 4" x 7' 4" (3.45m x 2.23m)

Having a range of eye and base level units with space and plumbing for appliances, access to a pantry and boiler cupboard housing a newly fitted boiler in 2021. A uPVC external door to side aspect and a uPVC double glazed window to front aspect, a 4 ring hob, integral oven, water softener, sink and drainer unit.

## Bedroom 1

12' 1" x 10' 7" (3.68m x 3.22m)

Having uPVC double glazed window to rear aspect, wardrobe (to be included in the sale) and a radiator.

## Bedroom 2

8' 7" x 12' 1" (2.61m x 3.68m)

Having French doors to rear aspect overlooking the rear garden and radiator.

## Shower Room

4' 9" x 7' 6" (1.45m x 2.28m)

Having been recently updated with a new shower cubicle, low level WC, hand wash basin unit, chrome heated hand towel rail, extractor unit and a uPVC double glazed obscured window to side aspect.

## Garage

16' 3" x 7' 9" (4.95m x 2.36m)

Having new electric door, a newly refurbished fibreglass roof, uPVC double glazed window to rear aspect and personnel door to side aspect leading onto the rear garden.

## Outside Rear

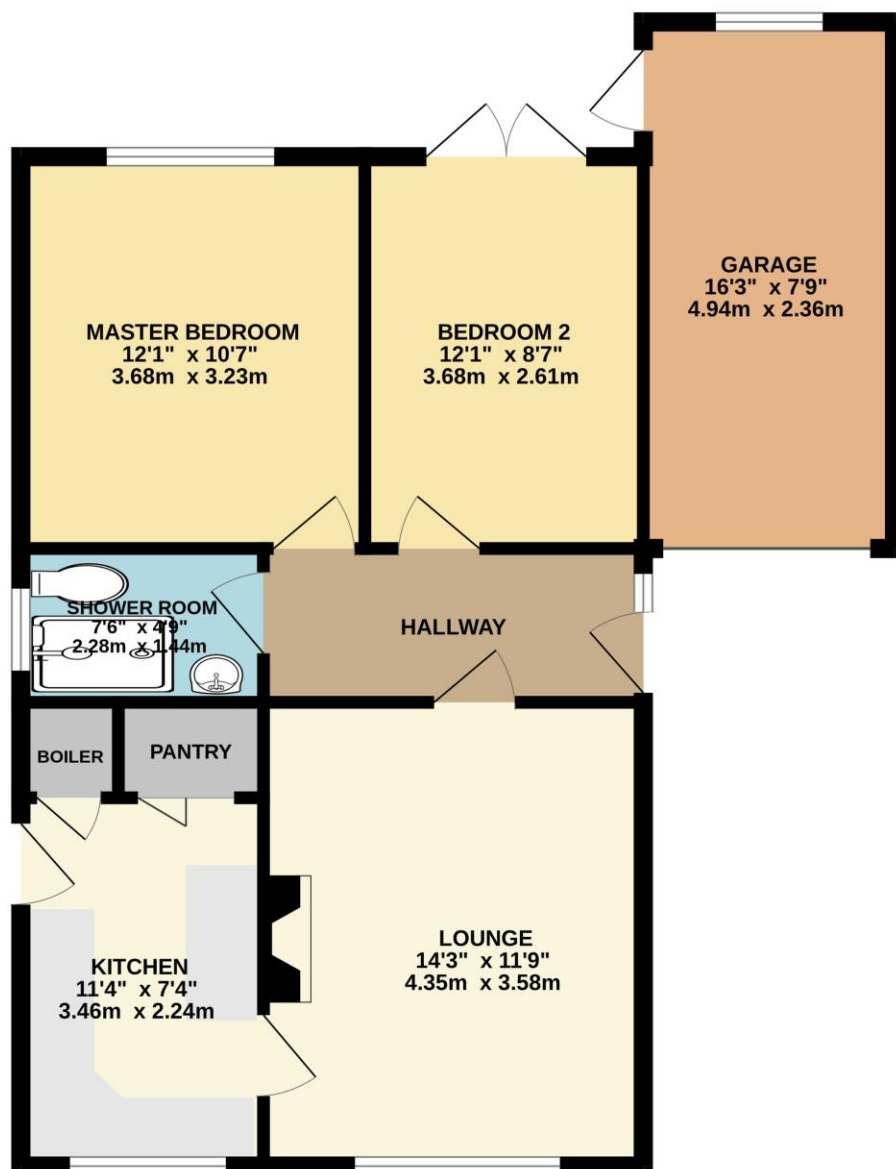
Being mostly laid to lawn with mature flowerbeds and pathway leading to the bottom of the garden. Enclosed with fenced perimeters.

## Outside Front

Having a recently fully paved driveway with parking for multiple vehicles.



GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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