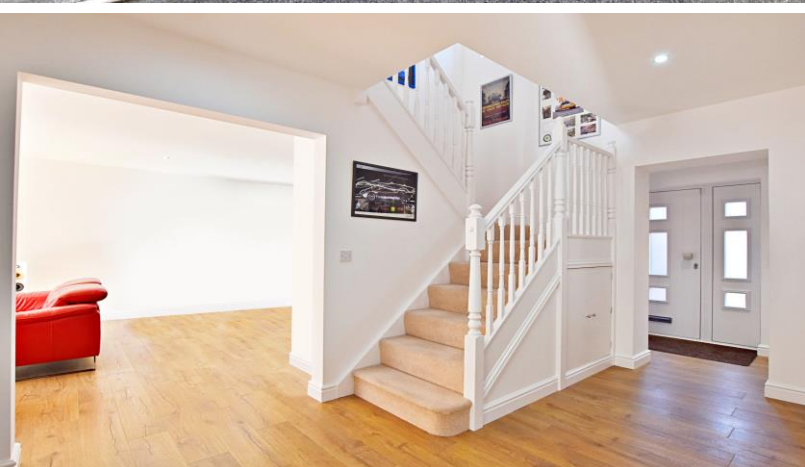




- Executive Family Home
- Detached House Built In 2011
- 4 Double Bedrooms & 3 Bathrooms
- Approx 2,500 sq. ft. (including garage)
- Open Plan Layout
- High Specification Double Garage
- Catchment Area For William Farr CofE
- No Onward Chain

Four Seasons Close, Dunholme, LN2 3BT
£595,000



Nestled within the sought-after village of Dunholme is this exceptional four-bedroom detached residence offering an impressive 2,500 square feet of refined living space, inclusive of an impressive double garage. Thoughtfully extended and meticulously designed, this home seamlessly blends modern luxury with family friendly living.

Upon entering through the entrance porch (added in 2019) you are welcomed by a bright and spacious hallway that leads to three generously proportioned reception rooms and an open plan kitchen diner. These versatile spaces offer a balance of comfort and sophistication, ideal for formal entertaining, relaxed family living, or a private home office.

The heart of the home is the stunning open-plan kitchen and dining area, expertly crafted with Corian DuPont worktops, high-end appliances, ambient lighting and bespoke cabinetry. In 2019, the ground floor was extended with the 'Link Room' connecting the lounge and double garage and now having a stunning reception room ideal for entertaining guests. The hallway also includes access to a family room which has an open flow design and provides plenty of flexible living options. The lounge measures 24'8" and boasts expansive bi-fold doors opening directly onto the landscaped, low-maintenance garden, creating a sleek flow between indoor and outdoor spaces – perfect for summer gatherings or tranquil evenings. The ground floor is completed with a downstairs wc and utility room with space and plumbing for all laundry requirements. Underfloor heating and ambient skirting board lighting spans the entire ground floor, providing both comfort and an added touch of sophistication. Every detail has been carefully considered to enhance both the aesthetic and functional appeal of this exquisite home.

The master bedroom offers a private retreat, complete with his&hers wardrobe space and an en-suite shower room. There are three further double bedrooms with two featuring built-in wardrobes and the other being utilised as a home office.

The property boasts three stylish bathrooms in total, including two en-suite shower rooms, and a shared shower room refurbished in 2020.

The double garage measures 25'2" x 17'8" and is finished with aircraft grade resin flooring, radiators, internal water tap and two electric doors. Perfect for car and automobile enthusiasts the garage also has high specification fire safety glass also utilised for a feature interior finish.

Dunholme is a picturesque village situated approximately five miles northeast of Lincoln, known for its blend of rural charm and convenient access to urban amenities. Rich in history, the village dates back to the Domesday Book of 1086 and retains a strong sense of community and heritage. At its heart stands the Grade I listed St. Chad's Church and offers excellent educational facilities, including the esteemed William Farr Church of England Comprehensive School and the well-regarded St. Chad's Church of England Primary School. Everyday conveniences are well catered for, with a Lincolnshire Co-op supermarket and a post office within easy reach.

Council tax band: E. Freehold.



Entrance Porch

Extended in 2019 coming with planning permission and building regs signed and completed. Having composite front door entry, access into entrance hall and having underfloor heating.

Entrance Hall

Having underfloor heating throughout with ambient skirting board lighting, stairs rising to first floor, understairs storage cupboard and access to:

Downstairs WC

7' 5" x 3' 1" (2.26m x 0.94m)

Having a vanity hand wash basin unit, low level WC, underfloor heating and LED illuminating mirror over.

Family Room

9' 6" x 13' 7" (2.89m x 4.14m)

Having a uPVC double glazed window to front aspect, a separate thermostat, ambient skirting board lighting and underfloor heating.

Lounge

24' 8" x 11' 4" (7.51m x 3.45m)

Having bi-folding doors with electric blinds, ambient skirting board lighting, downlights and opens into:

Link Room

15' 5" x 11' 2" (4.70m x 3.40m)

Having uPVC double glazed window to side aspect, French doors to opposite aspect leading onto front driveway, ambient skirting board lighting and internal access into double garage.

Kitchen

15' 2" x 10' 6" (4.62m x 3.20m)

Having a Howden's kitchen refitted in 2019 and boasts Corian worktops, developed by DuPont. To create a seamless finish and being regarded as one of the most hygiene kitchen worktops available to the market. A range of integral appliances such as double Neff oven, separate fridge and freezer, Neff 5 ring hob with counter level extractor, Bosch dishwasher, carousel larder drawers, hidden cutlery drawers, LED ambient lighting under the units, underfloor heating and opening out into:

Dining Space

11' 5" x 12' 7" max (3.48m x 3.83m)

Having solid roof, uPVC construction with brick built base, French doors and ambient skirting board lighting.

Utility Room

10' 6" x 5' 5" (3.20m x 1.65m)

Having a range of eye and base level Howden units with Corian worktops fitted in 2019. Having integral microwave, wall mounted gas central heating boiler (powering the heating to the first floor and hot water throughout the house, added in 2024 and on an annual service programme), space and plumbing for laundry appliances and a uPVC privacy door to rear aspect.

First Floor Landing

Having loft access (insulated), access to bedrooms and an airing cupboard.

Master Bedroom

24' 7" x 12' 6" (7.49m x 3.81m)

Having a uPVC double glazed window to front and rear aspects, built-in wardrobe and 2 radiators. Access to:

En-Suite Shower Room

7' 5" x 7' 5" (2.26m x 2.26m)

Having a uPVC double glazed obscured window to rear aspect, vanity unit, low level WC, tiled surround, radiator, extractor unit and walk-in shower.

Bedroom 2

13' 0" x 8' 5" (3.96m x 2.56m)

Having uPVC double glazed window to front aspect, wood effect laminate flooring, radiator and built-in wardrobe with mirror effect sliding doors. Access into:

En-Suite

5' 3" x 7' 6" (1.60m x 2.28m)

Having vanity unit with floating WC, radiator and shower cubicle.

Bedroom 3

13' 0" x 8' 3" (3.96m x 2.51m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobe with mirror effect sliding doors.

Bedroom 4

7' 7" x 11' 5" (2.31m x 3.48m)

Having uPVC double glazed window to front aspect and radiator.

Shower Room

7' 6" x 8' 0" (2.28m x 2.44m)

Having a walk-in shower arrangement, low level WC, vanity unit, chrome heated hand towel rail, extractor unit, full tiled surround, chrome heated hand towel radiator, uPVC double glazed obscured window to front aspect and being upgraded in 2020.

Outside Rear

Having an enclosed garden with fenced and hedged perimeters, being fully paved for low maintenance throughout the year, external water and power source. Side access to the front of the property.

Outside Front

Being fully paved for ample vehicle parking with access to the garage, link room and entrance porch.

Double Garage

25' 2" x 17' 8" (7.66m x 5.38m)

Having 2 electric up and over doors, power and lighting and finished with a resin flooring. Internal access into the link room with a high fire prevention glass material wall and door.





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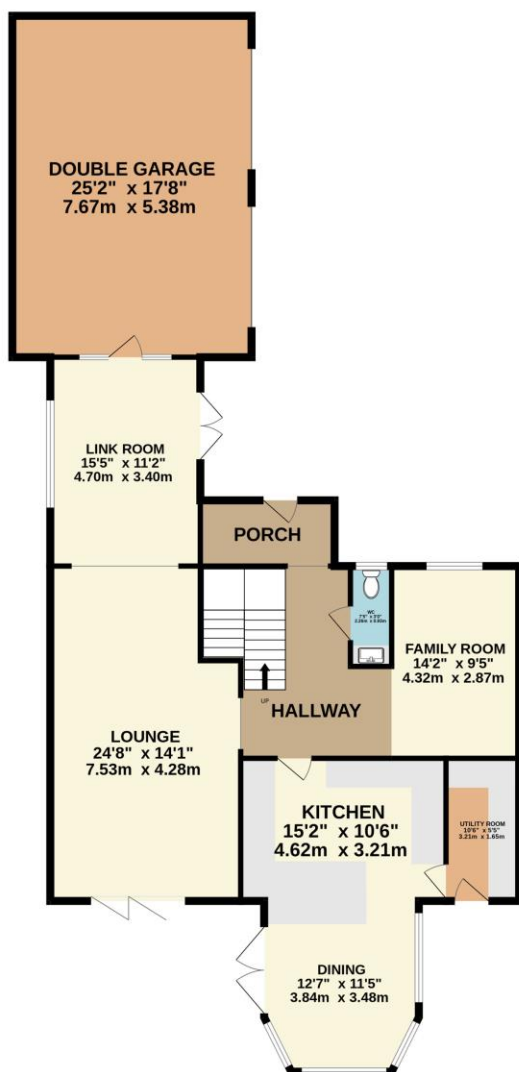


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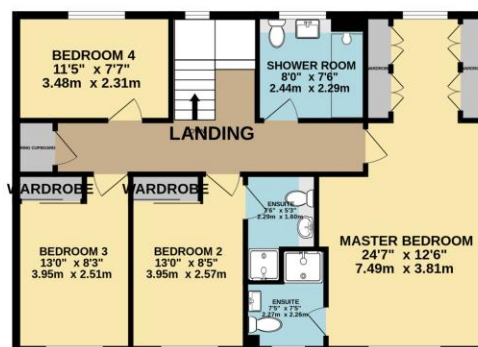


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GROUND FLOOR
1653 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 2506 sq.ft. (232.8 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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