



- Unique Detached Residence
- 4 Bedrooms & 2 Bathrooms
- Potential To Extend (STTP)
- Extended Double Garage
- Beckside Position
- Landscaped Gardens
- Envable Plot
- Catchment Area For William Farr CofE

The Splash, Watery Lane, Dunholme, LN2 3QW,
Offers Over £450,000



Enjoying a beautiful position in the sought after village of Dunholme is this extensive 4 bedroom detached home with an abundance of living accommodation and space for substantial improvements.

The ground floor has an arrangement of spacious rooms which are filled with an abundance of natural light. The lounge measures an impressive 20'7" x 15'3" and enjoys views across the village beck. There is a welcoming entrance hall which has a ground floor shower room and master bedroom allowing for single storey living. The home centers around a colourful kitchen diner which has had a modern upgrade with a traditional countryside design.

The current owners spend many hours in the conservatory which comes with an insulated roof and can be used throughout the year and brings a superb integration between the indoors and the gardens. Rising to the first floor are 3 further bedrooms, 1 bathroom and additional storage space which is ideal for extending and improving the living accommodation subject to comprehensive renovations.

One of the highlights of the home, is the extended garage space making for a unique proposition for a varying number of home buyers. The space on offer is vast and suitable for a wide range of uses, there is also a utility room and rear porch linking to the main accommodation and to the gardens.

The garden wraps around the whole of the property and fulfills the plot. It has many different themes, but being easy to maintain throughout. There is a charming terrace, overlooking the village beck enabling a fantastic viewpoint to see the clear water stream and entertain guests. There is plenty of space for multiple vehicles as well as access to the extended garage.

The stunning village of Dunholme is situated approximately five miles northeast of Lincoln, known for its rural charm and convenient access to local amenities. The village dates back to the Domesday Book of 1086 and retains a strong sense of community. At its heart stands the Grade I listed St. Chad's Church and offers excellent schooling, 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 Hall

Having tiled flooring, uPVC double glazed front door entry, stairs rising to first floor and understairs storage cupboard with intruder alarm. Access to shower room and lounge.

Shower Room

7' 5" x 5' 9" (2.26m x 1.75m)

Having a large shower tray with electric shower, vanity unit, low level WC, chrome heated hand towel rail, tiled flooring and extractor unit.

Lounge

20' 7" x 15' 3" (6.27m x 4.64m)

Having uPVC double glazed windows to front aspect, 2 radiators and coved ceiling. The room previously being 2 bedrooms before alterations by the current owners.

Master Bedroom

22' 3" x 12' 8" (6.78m x 3.86m)

Located on the ground floor. The room was previously the main lounge of the home. Having a bay fronted double glazed window to front aspect and a further double glazed window to side aspect, coved ceiling and 2 radiators.

Kitchen Diner

22' 3" x 10' 2" (6.78m x 3.10m)

Having an impressive range of modern eye and base level units with a traditional finish. Having counter worktops, oven with 4 ring electric hob and extractor hood over, sink and drainer unit, 2 radiators, tiled flooring and dining space with 2 uPVC double glazed windows and a uPVC door leading into rear porch. Access into utility/WC.

Utility/WC

Having storage space, hand wash basin unit and a low level WC.

Conservatory

13' 0" x 11' 6" (3.96m x 3.50m)

Is of brick base with uPVC surround, radiator and insulated roof.

Rear Porch

14' 3" x 5' 3" (4.34m x 1.60m)

Being of uPVC construction with tiled flooring, radiator and access to gardens, utility room and garage extension.

Utility Room

10' 9" x 9' 4" (3.27m x 2.84m)

Having storage cupboard with a range of base and eye level units, space and plumbing for laundry appliances and a uPVC double glazed window to rear aspect. Access into:

Double Garage

32' 9" max x 13' 2" min (9.97m x 4.01m)

Being extended by the current owners. Having concrete floor with 2 radiators and a consumer unit, gas central heating condensing boiler fitted in 2024. Two electric up and over doors.

First Floor Landing

Having a uPVC double glazed window to rear aspect, a large airing cupboard with shelving and a hot water cylinder.

Bedroom 2

10' 9" x 11' 5" (3.27m x 3.48m)

Having uPVC double glazed window to rear aspect, radiator and access to a large storage space (potential for improved usage).

Bedroom 3

14' 2" to back of wardrobe x 7' 7" (4.31m x 2.31m)

Having radiator and a uPVC double glazed window to front aspect, built-in wardrobe with sliding doors. An additional storage room which has further potential for renovations.

Bedroom 4

11' 2" x 17' 4" (3.40m x 5.28m)

Having 2 Velux skylights, access to eaves storage, loft access with the loft having a pull down ladder, insulation and boarding with light. A domestic lift from bedroom 4 to garage. Please note no radiator in this room. Access to:

Potential Dressing Room

10' 2" min x 8' 7" (3.10m x 2.61m)

Having 2 Velux skylights and access to eaves storage.

Outside Rear

Having enclosed low maintenance garden which is mostly paved and gravelled with a selection of storage sheds, summer house and paved seating area. With terrace overlooking the beck and front garden.

Outside Front

Being mainly gravelled plot with a dwarfed walls perimeter, access for cars to the garage and pathway leading to front door entry.





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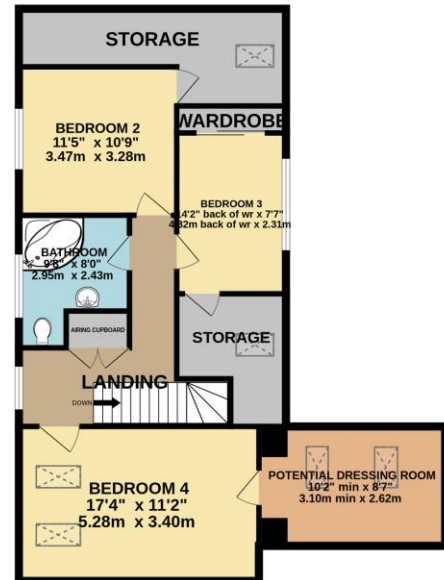


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GROUND FLOOR
1709 sq.ft. (158.8 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 2593 sq.ft. (240.9 sq.m.) approx.

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