



- Detached Family Cottage
- Built In The Early 1900's
- 4 Bedrooms
- Beautiful Landscaped South - West Facing Garden
- 2 Bathrooms
- 2 Reception Rooms
- Double Garage & Ample Parking
- Walking Distance To William Farr CofE Senior School

The Cottage, Holmes Lane, Dunholme, LN2 3QT,  
£495,000



Situated within the heart of Dunholme village is this superbly presented family cottage dating back to the early 1900's.

The home boasts accommodation over 2 floors and this includes 4 generous bedrooms. The highlight of the property is the south - west facing garden which has been beautifully landscaped by the current owner over a period of 15 years. Which now enjoys an arrangement of outdoor spaces which can be utilized throughout the year whilst being family friendly.

The home offers charming interiors and a well designed layout making for a 'homely feel' and ideal living space.

Upon entering the property you are greeted by a welcoming entrance hall with access to a downstairs shower room, an open plan kitchen diner with access to a utility room.

Whilst there are 2 further reception rooms such as cosy lounge measuring 16'0" and a large family room measuring 20'6" x 12'0" which also gives access to a conservatory which overlooks the rear garden.

Rising to the first floor are 4 spacious bedrooms, with the master bedroom measuring 16'2" x 11'3" and a family bathroom.

Dating back to the early 1900's it is believed the property was originally multiple farmer cottages which have now been altered into one large residence.

The outdoor space is private and non-overlooked and boasts an excellent seating area which is perfect for long summer evenings and made for relaxing and entertaining with guests.

There are ample parking provisions available with a double garage and gated driveway parking for multiple vehicles including motorhomes.

Holmes Lane is located to the nearby church and has easy access William Farr CofE senior school and further amenities such as Co-op foodstore and a regular bus service to and from Lincoln city centre.

For further details and viewing arrangements contact Starkey&Brown. Council tax band: D. Freehold.





### Entrance Hall

Having tiled floor, single radiator, wall mounted consumer unit, composite front door entry to the side aspect and a uPVC double glazed window to side aspect. Doorway leading into:

### Kitchen Diner

20' 6" max x 12' 1" (6.24m x 3.68m)

### Kitchen Area

Having a range of eye and base level units, a rangemaster cooker, sink and drainer unit, space and plumbing for dishwasher, a uPVC double glazed window to rear aspect, composite door to rear aspect leading onto the rear garden.

### Dining Area

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

### Utility Room

7' 7" x 4' 2" (2.31m x 1.27m)

Having a range of base level units with space and plumbing for appliances, uPVC double glazed window to side aspect, sunken sink arrangement and a gas condensing boiler Logic heat H18.

### Family Room

20' 6" x 12' 0" (6.24m x 3.65m)

Having uPVC double glazed window to front aspect, wood effect laminate flooring, uPVC French doors to rear aspect leading into conservatory, stairs rising to first floor, 2 radiators and double doors leading into:

### Lounge

16' 0" x 11' 2" (4.87m x 3.40m)

Having uPVC double glazed window to front aspect, radiator, feature electric fireplace, provisions for gas fire still available and coved ceiling.

### Conservatory

8' 3" x 20' 8" (2.51m x 6.29m)

Being of wooden timber surround with double glazed windows, brick base, tiled flooring, power and lighting. Double doors leading out onto the patio seating area.

### First Floor Landing

Having uPVC double glazed window to rear overlooking the rear garden, loft access -half boarded with pull down ladder, power and lighting.

### Master Bedroom

16' 2" x 11' 3" (4.92m x 3.43m)

Having 3 uPVC double glazed windows, coved ceiling and 2 radiators.

### Bedroom 2

13' 0" max into wardrobe x 12' 0" (3.96m x 3.65m)

Having uPVC double glazed window to rear aspect, single radiator, coved ceiling and built-in wardrobe.

### Bedroom 3

8' 10" x 10' 9" (2.69m x 3.27m)

Having uPVC double glazed window to rear aspect and single radiator.

### Bedroom 4

6' 6" x 12' 0" (1.98m x 3.65m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

### Bathroom

7' 3" x 12' 0" (2.21m x 3.65m)

Having 4 piece suite comprising of a panelled bath, separate shower cubicle with electric shower, low level WC, hand wash basin unit, uPVC double glazed obscured window to front aspect, extractor unit, single radiator, airing cupboard housing hot water cylinder and shelving.

### Double Garage

16' 6" x 15' 11" (5.03m x 4.85m)

Having up and over manual door, power and lighting. Personnel door and sunken car inspection pit.

### Outside Rear

Having been meticulously landscaped over a period of approximately 15 years. The garden now enjoys a variety of arrangements which can be enjoyed throughout the year. There is a paved patio seating area ideal for a barbecue and summer's evening, outside water source and pergola with mature grapevine. A large lawned area which leads to an archway with wisteria cover. This then gives access to an allotment arrangement with multiple raised planters and a timber built garden shed. To the bottom of the garden is a beautifully presented wild garden which has a selection of shrubs and native flowers. The property comes with an enclosed perimeter with fencing, a selection of fruit trees and mature shrubs. Gated access to driveway parking and internal access into the property.





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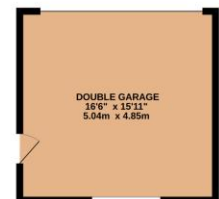
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GROUND FLOOR  
948 sq ft. (88.1 sq.m.) approx.

1ST FLOOR  
875 sq ft. (82.7 sq.m.) approx.

GARAGE  
283 sq ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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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