



- Spacious Detached Family Home
- Individually Designed & Built
- 4 Double Bedrooms, Master En-Suite
- 3 Reception Rooms
- Impressive 23'7" Kitchen Diner
- Driveway With Space For Many Vehicles
- Large Than Average Double Garage
- Pleasant, Private Rear Garden

Glennview, Lincoln Road, Dunholme, LN2 3QY,
Offers In Excess Of £480,000



Located in a non estate position within the ever popular village of Dunholme is this individually designed and built detached family home on Lincoln Road.

The property was built by the current owners in 2010 and has spacious accommodation which briefly comprises entrance hallway, office/playroom, 20'6 lounge with bay window, impressive 23'7 kitchen diner with large island unit and French doors leading into garden room, 12'7 utility and ground floor WC.

To the first floor there are four double bedrooms, walk-in wardrobe and ensuite to the master bedroom, separate family bathroom and stairs leading to a large attic room with additional wc.

Outside the property has a substantial driveway with space for many vehicles, larger than average double garage to the rear, and generous sized garden which offers an excellent degree of privacy. NO CHAIN!!

Council tax band: E. Freehold



Entrance Hallway

Having part glazed composite front entrance door, ceramic tiled floor with underfloor heating, storage cupboard and stairs rising to first floor.

Office/Play Room

10' 5" x 9' 5" (3.17m x 2.87m)
Having laminate wood effect flooring with underfloor heating.

Lounge

20' 6" into bay x 13' 5" (6.24m x 4.09m)
Having walk-in bay window to front aspect, chimney suitable for log burner (if required), laminate wood effect flooring with underfloor heating and wall lights.

Kitchen Diner

23' 7" x 12' 6" (7.18m x 3.81m)
Having a range of matching wall and base units, 2 larder units, large central island unit with breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, 5 burner hob with cooker hood over, space for American style fridge freezer, integral dishwasher, ceramic tiled floor with underfloor heating, LED downlights and French doors leading into garden room.

Garden Room

10' 10" x 10' 2" (3.30m x 3.10m)
Having feature high vaulted ceiling with Velux window, large windows overlooking the gardens, laminate wood effect flooring with underfloor heating, fitted window blinds and French doors onto patio area.

Utility

12' 7" x 6' 4" (3.83m x 1.93m)
Having single drainer stainless steel sink unit with mixer taps over and tiled splash backs and base unit beneath, matching wall and base units, plumbing for washing machine, space for additional appliance, ceramic tiled floor with underfloor heating, Worcester Bosch central heating boiler (approximately 3 years old), LED downlights, extractor and uPVC door to garden.

Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, ceramic tiled floor with underfloor heating and extractor.

First Floor Landing

Having radiator, large airing cupboard housing hot water cylinder and stairs rising to attic room

Master Bedroom

13' 6" max x 13' 2" (4.11m x 4.01m)
Having large walk-in wardrobe and radiator.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower and sliding glass shower door, wash hand basin set in vanity unit, low level WC, slate effect vinyl flooring, heated towel rail, LED downlights, electric shaver point and extractor.

Bedroom 2

12' 6" x 12' 6" (3.81m x 3.81m)
Having 2 radiators.

Bedroom 3

12' 6" x 9' 7" (3.81m x 2.92m)
Having radiator.

Bedroom 4

11' 4" x 9' 6" (3.45m x 2.89m)
Having large built-in wardrobe and radiator.

Family Bathroom

Having spacious 4 piece suite comprising shower cubicle with aquarboard splash backs, mains fed rainfall shower, additional hand held shower and glass shower door, double ended Jacuzzi bath with handheld shower attachment over, wash hand basin set in vanity unit, low level WC, slate effect flooring, radiator, LED downlights and extractor.

Attic Room

17' 0" max x 14' 0" max (5.18m x 4.26m)
Having 2 Velux windows to rear aspect, radiator and access to eaves storage.

WC

Having low level WC, wash hand basin set in vanity unit, access to eaves storage, LED downlights and extractor.

Outside Front

To the front of the property there is a substantial gravelled driveway with space for many vehicles, storm porch leading to front entrance door, outside lighting, double wooden gates at side leading to rear and garage.

Garage

21' 0" x 17' 3" (6.40m x 5.25m)
Being currently partitioned to create separate areas, however currently being restored to one large garage and having remote control roller shutter door, power and light, pitched roof providing storage space and uPVC door to side.

Outside Rear

To the rear of the property there is a generous sized established and well maintained garden which offers an excellent degree of privacy. Comprising lawn with beds and borders to include a wide variety of flowers, plants, shrubs and trees, resin paved patio area, green house, resin driveway and turning area leading to double garage, outside lighting and cold water tap.





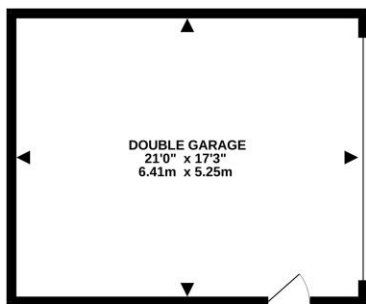
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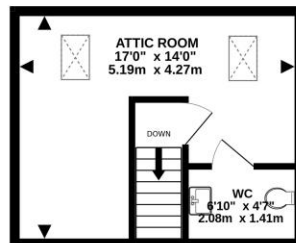
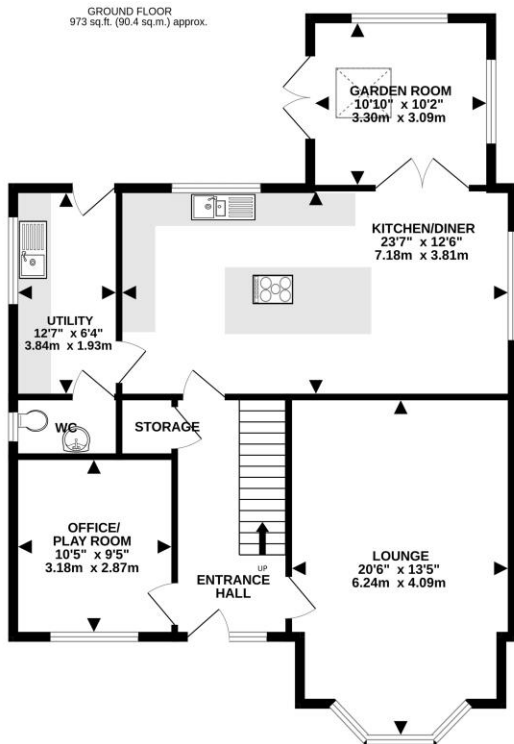


DOUBLE GARAGE
362 sq.ft. (33.7 sq.m.) approx.

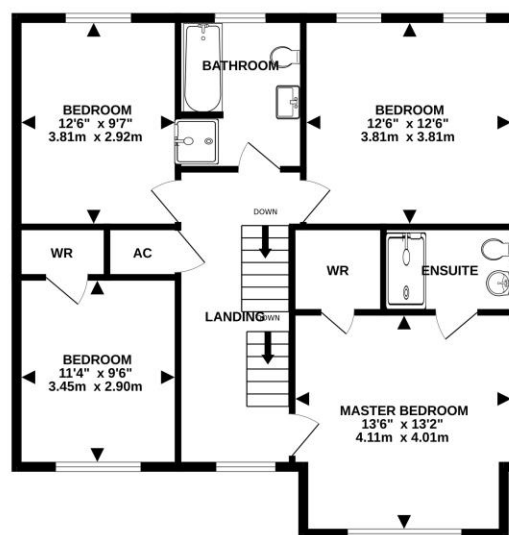
TOTAL FLOOR AREA : 2421 sq.ft. (224.9 sq.m.) approx.

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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GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.8 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.

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