



- No Onward Chain
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Dining Room/Bedroom 3

- Stunning South-Facing Rear Garden
- Driveway Parking
- Cul-De-Sac Position
- Sought After Village Location

Kennington Close, Dunholme, LN2 3QN,
£230,000





Starkey&Brown is delighted to present this immaculate two double bedroom semi-detached bungalow. Situated in a quiet cul-de-sac in the popular village of Dunholme, this beautifully maintained home boasts a **south-facing, non-overlooked rear garden**, perfect for enjoying the sun throughout the day. Upon entering the property you are welcomed by a **spacious entrance hall**, leading to a **well-appointed kitchen with both eye-level and base units**. The **bay-fronted lounge (10'4" x 15'7")** offers a bright and comfortable living space, while the master bedroom, converted from the garage in 2004, provides generous accommodation. There is an accompanying **second double bedroom with storage and fitted furniture**, and a dining room with **French doors opening onto the garden** - which can also be utilised as a third bedroom or a home office. Completing the bungalow is a shower room, **gas central heating** and **uPVC double glazing**. Outside, the **south-facing rear garden** is a standout feature, offering a beautifully landscaped space with flowerbeds, a lawn, and multiple patio seating areas. At the front of the property there is **off-road parking for two vehicles**. The village of Dunholme offers a charming rural atmosphere while still providing a wide variety of amenities, including a Co-op food store, doctor's surgery, and regular bus services to Lincoln city centre. Additional amenities are also close by in the neighbouring village of Welton. For further details and to arrange a viewing, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having uPVC front door entry to side aspect, radiator, wood laminate flooring, loft access and storage cupboard.

Kitchen

7' 6" x 10' 8" (2.28m x 3.25m)

Includes a range of base and eye level units with space and plumbing for kitchen appliances, sink and drainer unit, wall mounted gas condensing boiler and a uPVC double glazed window to front aspect.

Lounge

15' 7" x 10' 4" (4.75m x 3.15m)

Wood laminate flooring, uPVC double glazed bay window to front aspect, 2 radiators, coved ceiling and access into:

Master Bedroom

15' 0" x 8' 0" (4.57m x 2.44m)

Previously being the garage, converted in 2004. With all the appreciate building regulations. Having uPVC double glazed window to front aspect, radiator, wood laminate flooring and coved ceiling.

Bedroom 2

11' 0" x 10' 2" (3.35m x 3.10m)

Having uPVC double glazed window to rear aspect, built-in overbed storage units and bedroom furniture, wood laminate flooring, coved ceiling and radiator.

Dining Room/Bedroom 3

10' 1" x 7' 10" (3.07m x 2.39m)

Coved ceiling, radiator, wood laminate flooring and door to rear aspect leading onto the rear garden.

Shower Room

6' 1" x 7' 10" (1.85m x 2.39m)

Walk-in shower cubicle with electric shower, low level WC, vanity hand wash basin unit, extractor unit, uPVC double glazed obscured window to rear aspect, radiator and airing cupboard housing hot water cylinder.

Rear Garden

South-facing and landscaped with a range of patio seating areas, flower bed arrangements and lawned area. Fenced perimeters, external water source and a shed with power source. Side gate leading to the outside front.

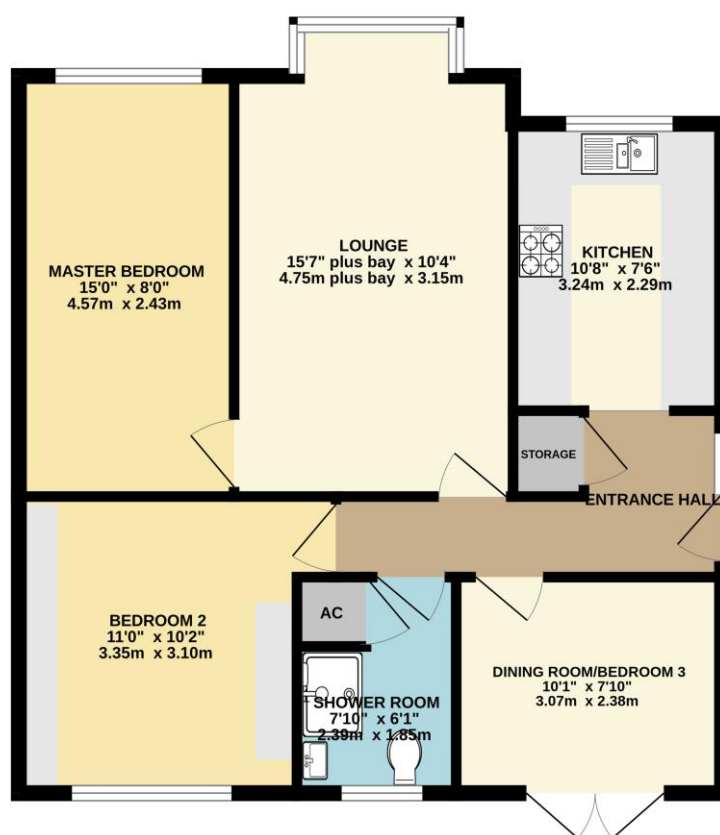
Outside Front

Block paved driveway, external water source and access to front door entry.





GROUND FLOOR



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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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