



- Detached Family Home
- Well Presented Throughout
- 5 Bedrooms, Master En-Suite
- 2 Receptions & uPVC Conservatory

- 14'4" Kitchen
- Driveway & Double Garage
- South-Facing, Generous Garden
- Viewing Highly Recommended!

Oak View, Dunholme, LN2 3UF,
£415,000



BEAUTIFUL FAMILY HOME WITH SOUTH FACING GARDEN! Located down a pleasant private driveway within the popular village of Dunholme is the very well presented and spacious family home on Oak View. Accommodation briefly comprises entrance hallway, ground floor WC, 25'8" sitting room, separate dining room with patio doors leading to the conservatory, breakfast kitchen and utility. To the first floor there is a galleried landing, five well proportioned bedrooms, ensuite shower room to master bedroom and a separate family bathroom. Outside the property has driveway leading to double garage and a superb south facing rear garden. Viewing highly recommended!! Council tax band: E. Freehold.



Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, radiator, ornate coving, stairs rising to first floor and large understairs storage cupboard.

Ground Floor WC

Having low level WC, wash hand basi, tiled effect vinyl flooring, part tiled walls, radiator and extractor.

Sitting Room

25' 8" into bay x 12' 2" (7.82m x 3.71m)

Having large walk-in bay window to front aspect, coal-effect gas fireplace with marble effect hearth and inset and wooden surround, 2 radiators, ornate coving, French doors leading into dining room and sliding patio door leading onto paved patio area.

Dining Room

10' 3" x 10' 0" (3.12m x 3.05m)

Having laminate wood effect flooring, radiator, dado rail, ornate coving and sliding patio door leading into:

Conservatory

11' 3" max x 9' 2" (3.43m x 2.79m)

Being of uPVC construction with brick built base an having ceramic tiled floor, ceiling fan, fitted windows blinds and French doors leading onto paved patio area.

Breakfast Kitchen

14' 4" max x 9' 0" (4.37m x 2.74m)

Having a range of matching wall and base units, concealed pelmet lighting, breakfast bar, one and half single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, space for full height fridge freezer, integral dishwasher, wood effect vinyl flooring and radiator.

Utility

Having single drainer stainless steel sink unit with tiled splash backs and base unit beneath, matching wall units, plumbing for washing machine, space for tumble dryer, wood effect vinyl flooring, radiator, extractor and part glazed door to side.

Galleried First Floor Landing

Having large airing cupboard housing hot water cylinder, radiator, coved ceiling and access to boarded and insulated loft with loft light.

Master Bedroom

13' 1" x 11' 1" max (3.98m x 3.38m)

Having radiator.

En-Suite

Having spacious 3 piece suite comprising corner tiled shower cubicle with electric shower appliance and sliding glass shower door, wash hand basin set in vanity unit, low level WC, slate effect laminate flooring, heated towel rail, part tiled walls, electric shaver point and extractor.

Bedroom 2

15' 3" x 13' 2" into dormer (4.64m x 4.01m)

Having large walk-in dormer window to front aspect and radiator.

Bedroom 3

10' 3" max x 10' 0" (3.12m x 3.05m)

Having fitted wardrobes and radiator.

Bedroom 4

10' 0" x 9' 0" (3.05m x 2.74m)

Having radiator.

Bedroom 5

7' 4" x 7' 2" min (2.23m x 2.18m)

Having radiator.

Family Bathroom

Having 3 piece suite comprising panelled bath with aqua board splash backs, electric shower appliance and glass shower screen over, wash hand basin set in vanity unit, low level WC, laminate wood effect flooring, heated towel rail, part tiled walls and extractor.

Outside Front

To the front of the property there is a lawned garden area with a variety of plants and shrubs, outside lighting, driveway leading to double garage.

Double Garage

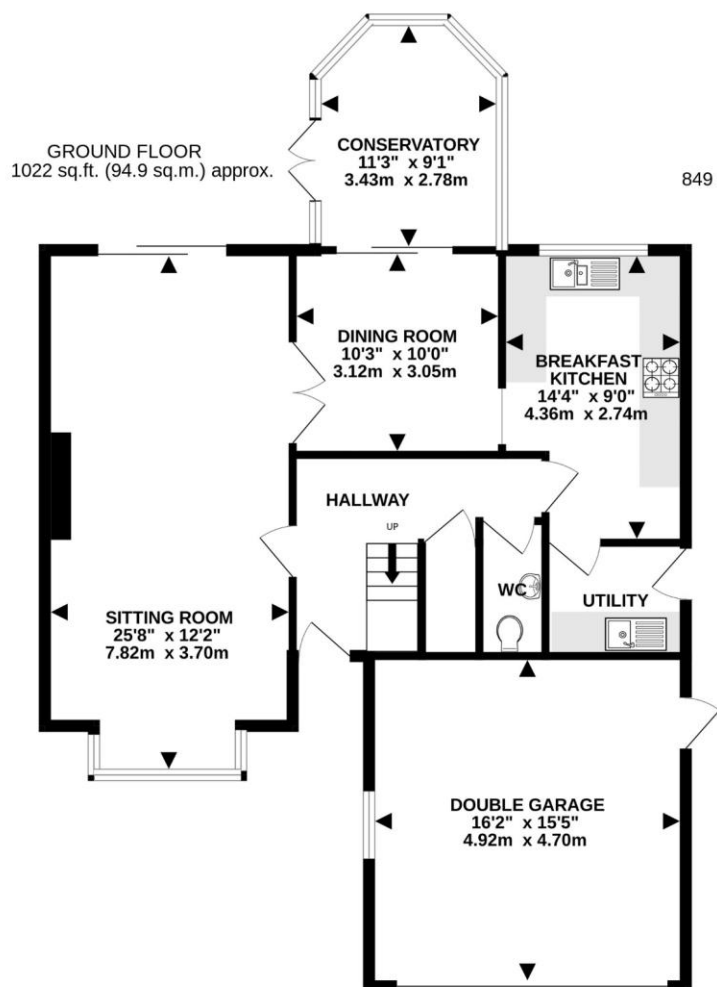
16' 2" x 15' 5" (4.92m x 4.70m)

Having remote control electric up and over door, power and light, wall mounted Worcester Bosch condensing central heating boiler (installed 2021) and window to side. Door at opposite side leading to side passage.

Outside Rear

To the rear of the property is a generous sized and well maintained south-facing garden, being mainly laid to lawn with a variety of plants, shrubs and trees, cold water tap, large paved patio area with water feature and pergola over.



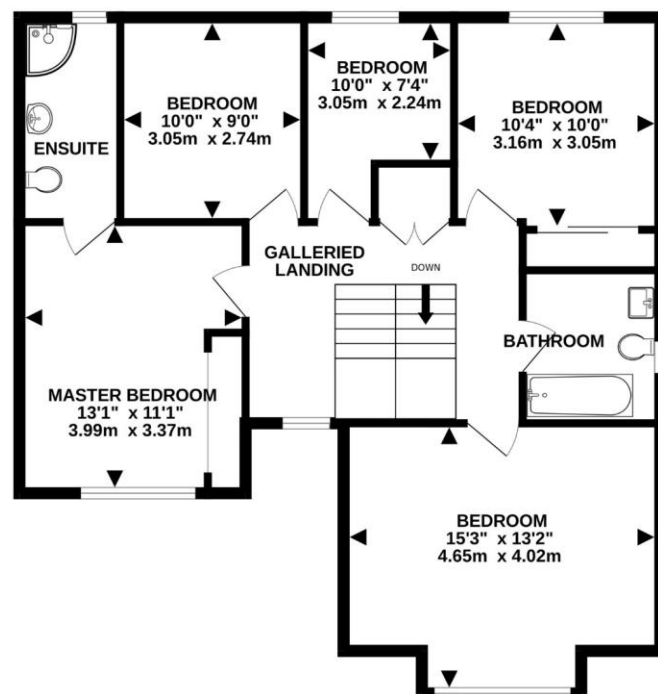


1ST FLOOR
849 sq.ft. (78.8 sq.m.) approx.

TOTAL FLOOR AREA : 1870 sq.ft. (173.7 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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