



Spring Close, Dunholme Lincoln LN2 3UL

welcome to

Spring Close, Dunholme Lincoln

* NO ONWARD CHAIN * Situated in a highly sought after village location is this spacious and well presented detached home, boasting three reception rooms, generous bedrooms, en suite to the master, modern kitchen and stunning fully enclosed gardens with canopy extending over the patio area.

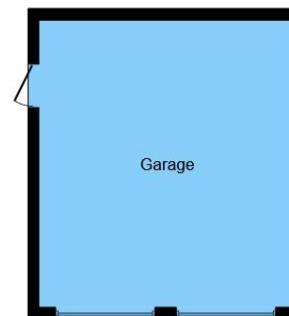




Ground Floor



First Floor



Garage

Entrance Hall

Lounge

22' 4" x 12' 1" (6.81m x 3.68m)

Dining Room

7' 11" x 12' 8" (2.41m x 3.86m)

Kitchen

20' 10" x 16' 7" (6.35m x 5.05m)

Utility Room

5' 2" x 7' 2" (1.57m x 2.18m)

Downstairs Wc

Conservatory

13' 6" x 11' 3" (4.11m x 3.43m)

First Floor Landing

Bedroom One

12' x 16' 4" max (3.66m x 4.98m max)

En Suite

Bedroom Two

11' 5" x 14' 1" (3.48m x 4.29m)

Bedroom Three

9' 4" x 10' 8" (2.84m x 3.25m)

Bedroom Four

9' 1" x 6' 11" (2.77m x 2.11m)

**Bathroom
Outside**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Spring Close, Dunholme Lincoln

- SPACIOUS AND WELL PRESENTED DETACHED HOME
- FOUR GENEROUS BEDROOMS
- BEAUTIFUL WELL MAINTAINED GARDENS
- DOUBLE GARAGE & OFF ROAD PARKING
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LCR120245



Property Ref:
LCR120245 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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