



**Ryland Road, Dunholme, Lincoln, LN2 3NF**

**welcome to**  
**Ryland Road, Dunholme, Lincoln**

Early viewing is essential for this well presented semi-detached home situated within the popular village of Dunholme. Boasting three double bedrooms, two reception rooms, ample driveway parking, garage, enclosed rear garden and local access to village amenities.



**Entrance Hall**

with laminate flooring and radiator.

**Lounge**

12' 6" x 13' 5" ( 3.81m x 4.09m )

with double glazed window to the front, electric fireplace, radiator and carpet.

**Dining Room**

10' x 9' 8" ( 3.05m x 2.95m )

with double glazed window to the rear, radiator and carpet.

**Kitchen**

7' 8" x 9' 7" ( 2.34m x 2.92m )

with double glazed window to the rear, fusebox, built in storage, part tiled stainless steel sink and tap with worktop and cupboards, vinyl flooring and part tiled.

**Utility Room**

with double glazed window to the rear and laminate flooring.

**Conservatory**

9' x 11' 4" ( 2.74m x 3.45m )

double glazed window to the side and vinyl flooring.

**Landing**

with airing cupboard, carpet and loft access.

**Bedroom One**

13' 7" x 13' 2" ( 4.14m x 4.01m )

with double glazed window to the front, radiator and carpet.

**Bedroom Two**

13' 5" x 9' ( 4.09m x 2.74m )

with double glazed window to the rear, radiator and carpet.

**Bedroom Three**

7' x 9' 4" ( 2.13m x 2.84m )

with double glazed window to the front, radiator and carpet.

**Bathroom**

with obscure window to the rear, shower over bath, spotlights, vinyl flooring, part tiled, radiator, wash hand basin, radiator and toilet.



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## welcome to Ryland Road, Dunholme

- WELL PRESENTED THREE BED SEMI-DETACHED HOUSE
- DRIVEWAY WITH AMPLE PARKING
- GENEROUS FRONT & REAR GARDEN
- GARAGE
- CONSERVATORY & UTILITY ROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122924 - 0005

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