



Bryher House, Market Rasen Road, Dunholme, Lincoln, LN2 3QZ

welcome to

Bryher House, Market Rasen Road, Dunholme, Lincoln

A rare opportunity to purchase this well presented and charming detached home set back on a no through road within the highly sought after village of Dunholme. Boasting no onward chain, multiple reception rooms, spacious kitchen/breakfast room, grassland paddocks and multiple outbuildings.



Entrance Hall

With double glazed stable door to the front and two double glazed windows to the side.

Lounge

11' 11" x 12' 8" (3.63m x 3.86m)

With double glazed window to the front, recessed log burner, radiator and doors to Sun Room and Inner Lobby.

Sun Room

12' 8" x 8' 6" (3.86m x 2.59m)

With double glazed windows to the front, rear and side, double glazed door to the side, tiling to the floor and radiator.

Inner Lobby

With stairs rising to first floor and under stairs cupboard.

Dining Room

11' 6" x 12' (3.51m x 3.66m)

With double glazed window to the front, radiator and feature fireplace with tiled and wooden surround.

Downstairs Shower Room

With obscured double glazed window to the rear, shower cubicle, chrome heated towel rail, wc, wash hand basin with vanity under and tiling.

Kitchen / Breakfast Room

16' 11" x 9' 10" (5.16m x 3.00m)

With double glazed windows to the rear and side, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, breakfast bar, integral oven, electric hob with extractor fan fitted over, tiling to the walls, space for fridge freezer, radiator and door to:-

Utility Room / Conservatory

14' 9" x 5' 4" (4.50m x 1.63m)

Of a quarter brick and uPVC construction with double glazed door opening to patio with lean to and double glazed windows to the side and rear.

First Floor Landing

With double glazed window to the rear.

Bedroom One

11' 3" x 11' 8" (3.43m x 3.56m)

With double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

11' 11" x 10' 5" excl wardrobe (3.63m x 3.17m excl wardrobe)

With double glazed window to the front, a range of built in wardrobes, radiator and loft access point.

Bedroom Three

9' 3" x 6' 11" (2.82m x 2.11m)

With double glazed window to the rear and radiator.

Bathroom

With double glazed window to the rear, bath with wall mounted shower and fitted screen, wc, wash hand basin, chrome heated towel rail and tiling to the floor.

Outside

Being a particular feature of this property is its substantial enclosed plot with multiple outbuildings and grassland paddocks. The generous driveway provides ample off road parking for numerous vehicles and access to the detached garage. A pedestrian door within the garage opens to an additional generous storage space which could be converted subject to the necessary planning permissions to suit the prospective buyers wants/needs. A further outbuilding and log store provide the same opportunity, potential and storage for the prospective buyer. This property additionally benefits from fence enclosed gardens to both the front and rear which are mainly laid to lawn with a patio area in the rear garden ideal for seating and a range of mature plants and shrubs. Beyond the rear garden, the hedge enclosed grassland paddocks provide an abundance of green space with beautiful field views surrounding.



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welcome to

Bryher House Market Rasen Road, Dunholme Lincoln

- SPACIOUS & WELL PRESENTED DETACHED HOME BOASTING NO ONWARD CHAIN
- SUBSTANTIAL PLOT WITH GRASSLAND PADDOCKS
- MULTIPLE RECEPTION ROOMS
- AMPLE DRIVEWAY PARKING & GARAGE
- BEAUTIFUL FIELD VIEWS SURROUNDING

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

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122516 - 0005

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