



**Market Rasen Road, Dunholme, Lincoln**

**Asking Price £800,000**

  
**MARTIN & CO**



Market Rasen Road, Dunholme,  
Lincoln

Asking Price £800,000

- Executive Family Home
- Two Ensuite Bedrooms
- Stunning Breakfast Kitchen
- Multiple Reception Rooms
- Sun Room with Log Burner
- Landscaped Gardens
- Gated Driveway Parking
- No Onward Chain
- FREEHOLD - COUNCIL TAX BAND F
- EPC Rating - C



Executive detached four bedroom family home within the sought after village of Dunholme. This gated property offers flexible living with a range of reception rooms, stunning breakfast kitchen, galleried landing, multiple bathrooms and a landscaped rear garden plus so much more! Sold with no chain.



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The village of Dunholme is positioned to the North of the Cathedral City of Lincoln. Dunholme along with adjoining village Welton and neighbouring Nettleham offer a range of amenities to include shops, doctors surgery and pharmacy, public houses, gold course and schooling to include the popular William Farr Secondary School. Regular public transport and connections to the A15 & A46.

PLEASE NOTE - This property currently has a tenant in situ on a fixed term AST until 26/10/2024.

EPC Rating - C  
Council Tax Band - F  
Tenure - Freehold

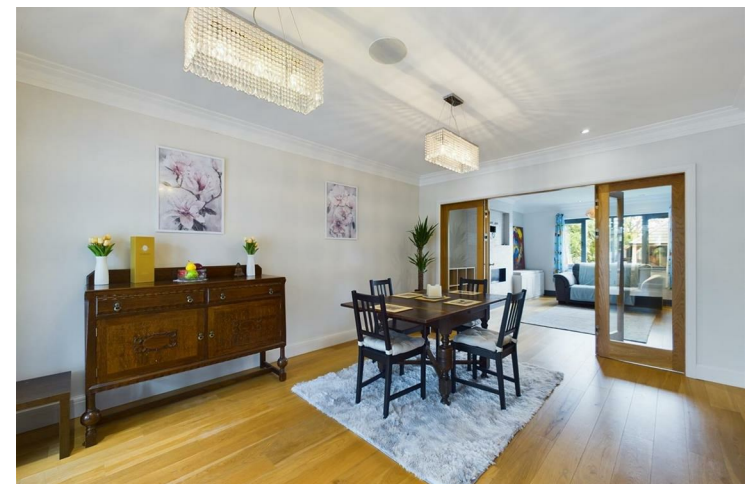
#### ENTRANCE HALL

Front door and side panels, side double glazed window, tiled flooring, security control pad, spot lit ceiling and an oak and glass panel staircase with feature lighting rising to the first floor.

#### RECEPTION ROOM

24'6" x 14'4"

Double glazed windows to the front and side aspects, carpet flooring, lighting, heating control plus a feature log burner and mantle beam.



#### STUDY

9'4" x 8'2"

Double glazed window to the side, carpet flooring, lighting, heating control, fitted storage with PIR lighting.

#### CLOAKROOM

6'4" x 4'10"

Concealed cistern WC, console sink, light fitting, tiled flooring, recessed storage with lighting.

#### KITCHEN/BREAKFAST ROOM

6'4" x 4'10"

plus 18' 5" x 11' 2" (5.628m x 3.421m) Base and eye level units with quartz work surfaces and matching upstand, inset stainless steel sink with drainer grooves. Spacious matching island incorporating a separate sink and breakfast bar. Falcon range cooker with extractor over, integrated dishwasher and space for an American style fridge freezer. Tiled flooring, ceiling and feature lighting, fitted seating area, pop up socket, heating controls and an impressive roof lantern with bifold doors to the rear giving access to the garden.

#### HALL

Tiled flooring, side door, heating control and PIR lighting.

#### UTILITY ROOM

9'4" x 9'1"

Base and eye level units with roll edge work surfaces and matching upstand, inset composite sink and drainer. Space and plumbing for both a washing machine and tumble dryer plus two further under counter spaces. Side double glazed window and tiled flooring.

#### BOOT ROOM

5'8" x 4'9" approximate measurements

Fitted storage cupboards, tiled flooring, Viessmann boiler and heating control housed plus PIR controlled spotlights.

#### SUN ROOM

15'9" x 11'7"

Exposed oak beams and feature log burner, tiled flooring, lighting, Velux window and heating controls. Doors out to the garden.

#### DINING ROOM

15'5" x 11'11"

Oak wood flooring, lighting and heating control.

#### RECEPTION ROOM

16'0" x 13'11"

Double glazed window to the front, fitted storage cupboards, heating control, lighting, oak wood flooring and a feature media wall with electric fire.

#### STAIRS/LANDING

Galleried landing with a double glazed window to the front, carpet flooring, feature lighting, Velux window, loft hatch access, heating control, storage cupboard a secondary cupboard housing the hot water cylinder and mains consumer unit.

#### MASTER BEDROOM

17'2" x 14'2"

Exposed oak beams with doors and windows to the front aspect, carpet flooring, radiator, lighting and a fitted headboard and side shelves.

#### DRESSING ROOM

8'5" x 3'11" approximate measurements

Fitted storage cupboards and dressing area, carpet flooring, radiator, lighting and light tunnel.

#### ENSUITE

10'11" x 6'2"

Concealed cistern WC, twin sinks and a walk in mains fed shower with twin controls, rainfall heads and floor drain. Tiled flooring, double glazed window to the side, heated towel rail, spot lit ceiling and extractor.

#### BEDROOM

13'1" x 9'9"

Carpet flooring, lighting, radiator and fitted wardrobes. Fitted side drawers with recessed sockets, double glazed rear doors and side panels giving access to the balcony.

#### ENSUITE

9'8" x 2'11"

Low level WC, pedestal wash basin and a cubicle with electric shower. Tiled flooring, heated towel rail, double glazed window to the side, spot lit ceiling and extractor.

#### BATHROOM

11'9" x 9'9" max measurements

Five piece suite comprising of a concealed cistern WC, bidet, sink and vanity unit, freestanding double ended bath and a walk in mains fed shower cubicle. Double glazed window to the rear aspect, heated towel rail, tiled flooring with feature lighting, spot lit ceiling and extractor.

#### BEDROOM

12'10" x 12'0"

Double glazed window to the rear, carpet flooring, light fitting, loft hatch access and a radiator.

#### BATHROOM

8'2" x 6'11"

Concealed cistern WC, double sink and vanity unit, bath with electric shower over. Tiled flooring, heated towel rail, double glazed window to the side, storage cupboard, spot out ceiling and extractor.

#### BEDROOM

14'1" x 11'2"

Double glazed window to the front, carpet flooring, lighting and a radiator.



**CABIN**  
 19'4" x 11'9"  
 Laminate flooring with power point recess, lighting, fitted furniture and both patio and bifold doors. Formally used as an art studio but could lend itself flexibly to a variety of uses.

**GARAGE**  
 16'0" x 8'7"  
 approximate measurements  
 Double door front access and personnel side door, light and power.

**CARPORT**  
 16'0" x 8'7"  
 Light and power

**LOG STORE**  
 Light and power

**OUTSIDE**  
 To the front is a spacious tarmac driveway suitable for multiple vehicles to park off road, fully secured with remote access sliding gate and pedestrian side gate.

To the rear is an open garden with views of the open field, being mostly laid to lawn with fruit trees. There is a

sandstone patio area, walled and steps up, decking with space for a hot tub and a paved barbecue terrace with water feature. Outside power, water and lightning.

**FIXTURES & FITTINGS**  
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.  
 Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

282.62 m<sup>2</sup>

3042.14 ft<sup>2</sup>

Reduced headroom

1.66 m<sup>2</sup>

17.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

