



Carn Brae, Holmes Lane, Dunholme, Lincoln

£275,000

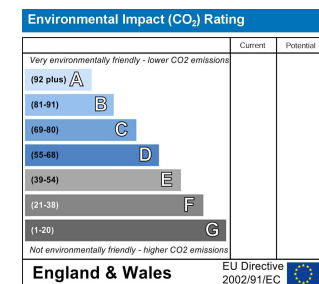
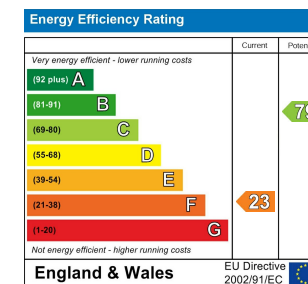
MARTIN & CO

Carn Brae, Holmes Lane,
Dunholme, Lincoln

House - Detached
3 Bedrooms, 1 Bathroom

£275 000

- Detached Three Bedroom Home
- Two reception Rooms
- New Family Bathroom
- Ground Floor WC
- Off Road Parking and Garage
- Great sized Rear Garden
- EPC = F
- FREEHOLD // COUNCIL TAX = C



Description

A detached three bedroom home located in Dunholme, Lincoln, inclusive of an entrance hall, ground floor wc, kitchen, and two reception rooms. To the first floor are three bedrooms, and a new family bathroom. Offering ample off-road parking, and a garage.

Dunholme is within close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

Entrance Hall

16'1" x 5'4"

Pvc double glazed entrance door, laminate flooring, a light fitting and a radiator.

WC

5'4" x 2'11"

Low level Wc and a wall mounted sink. Wood single glazed window to the side aspect, laminate flooring, a light fitting, and a radiator.

Living Room

11'10" x 11'5"

Pvc double glazed window to the front aspect, laminate flooring, pendant and wall light fittings, a radiator, and a gas fire with hearth and surround.

Dining Room

14'2" x 10'8"

Pvc double glazed window to the rear aspect, laminate flooring, a light fitting, and a radiator.



Kitchen

17'8" x 11'6"

Base units, with a composite sink drainer, an induction hob with extractor over, with space and plumbing for a washing machine and one other appliance. Two pvc double glazed windows to the front and side aspect, with French patio doors accessing the gardens.

Utility Room

10'0" x 5'4"

Base and eye units with a light fitting, electrical sockets, a wooden rear exit door, and an internal door to the garage.

Stairs/Landing

Carpet flooring, a light fitting, loft access, and a storage cupboard housing the floor boiler.

Bedroom

11'6" x 8'11"

Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, radiator, build in wardrobe, and featured open fire place.

Bedroom

10'9" x 10'9"

Pvc double glazed window to the front aspect, laminate flooring, a light fitting, and a radiator.

Bedroom

8'4" x 6'5"

Pvc double glazed window to the front aspect, floorboard flooring, a light fitting, and a radiator.

Family Bathroom

7'3" x 6'6"

A low level wc, pedestal sink, and a walk in seated mains fed shower cubicle. Pvc double glazed window to the rear aspect, laminate flooring, a light fitting, extractor fan and a radiator.

Garage

15'7" x 10'2"

Electric up and over roller door, with internal electric and light.

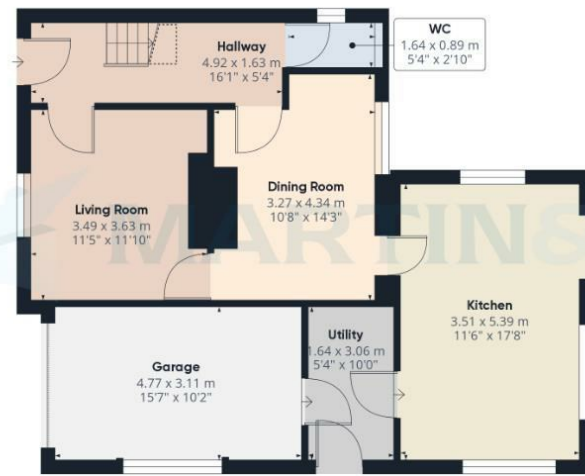
Outside Space

The front offers a gravelled driveway and shrub area. The rear garden is fully enclosed, with mostly paved slabs, with gravel and shrubs.

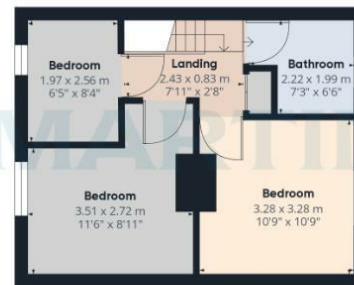
Fixture & Fittings

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
 107.4 m²
 1156.08 ft²

Reduced headroom
 0.87 m²
 9.4 ft²

(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.

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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.