



21 Paynell
Dunholme, Lincoln. LN2 3SW



21 Paynell, Dunholme

NO ONWARD CHAIN! This is a good sized three bedroom detached bungalow, prominently located in this popular close of homes in Dunholme. The bungalow would benefit from thorough scheme of refurbishment.

The accommodation comprises; entrance lobby, hallway, good sized lounge diner, breakfast kitchen, side entrance lobby/utility, shower room and three bedrooms. To the rear that is a detached Garage with integral workshop.

ACCOMMODATION

Front Entrance Lobby having a uPVC double glazed front entrance door, tiled floor. uPVC obscure double glazed door through to:

Hallway having built in cloak/linen cupboard with radiator, access to roof space, attractive vertical radiator.

Lounge Diner having large picture window providing a very pleasant outlook over the front garden; fitted contemporary style gas fire to fireplace, coving and radiator.

Breakfast Kitchen having a northerly outlook over the front garden; a comprehensive range of oak style fitted base, drawer and wall units, work surface area with single drainer sink unit inset and brushed steel feature oven below cooker hood with a corner pantry/broom cupboard space. Further area of work surface to one corner with cupboard space beneath and wall cupboards above. Splashback to work surface areas, tiled floor, and radiator. Obscure double glazed uPVC door through to:





Side Entrance Lobby/Utility having very pleasant view out over grounds, plumbing for washing machine, tiles floor and radiator. uPVC double glazed panel door to grounds.

Shower Room comprising corner shower cubicle with appropriate shower fitting, wash hand basin with toiletry cabinet below and adjoining low-level WC to one side with concealed cistern. Wall tiling to full height, tiled floor, wall mounted toiletry cabinet, and ladderback style radiator/towel rail.

Bedroom 2 with a southerly outlook and radiator.

Bedroom 3 having a southerly aspect, built-in wardrobe and cupboard space and radiator.

Bedroom 1 with a southerly outlook over the rear; fitted wardrobe space across one wall with accompanying freestanding bedroom furniture to match and radiator.

OUTSIDE

Stands on a prominent corner plot in this popular close of bungalows in Dunholme. The front garden has been laid to lawn with accompanying beds containing shrubs with inset bed to the lawn mature fruit trees. They lawn extends down the eastern elevation of the bungalow through to the rear where there are double gates providing access to the driveway providing parking and visitors as well as access to the **Detached Garage** [14' 4" x 9' 9"] with a good sized separate Workshop to the rear. Set to the south western corner of the grounds is a very useful garden shed, there are outside light fittings and a water tap.

West Lindsey District council – Tax Band C

ENERGY PERFORMANCE RATING-D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
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Total area: approx. 79.1 sq. metres (851.9 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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