



Lincoln Road, Dunholme



Offers over £210,000

- Semi-Detached House
- Three Bedroom
- Sold via Secure Sale
- Planning Application Number: 145604
- Garage & Parking for up to Five Cars
- Immediate exchange of contracts available!
- Freehold
- EPC rating D



BUILDING PLOT: Rare opportunity to buy a three bedroom semi-detached house with outline planning for a separate dwelling (Planning Application Number: 145604) in the highly sought after village of Dunholme. Within walking distance of local shops and schools. The property offers internally entrance hall, lounge, kitchen, wetroom and WC to the ground floor. To the first floor there are three bedrooms. Outside the property is a large driveway with parking for up to five cars, single detached garage and lawned garden to the side and rear of the property with patio area.

Entrance Hall

External door to front aspect and stairs to first floor.

Lounge

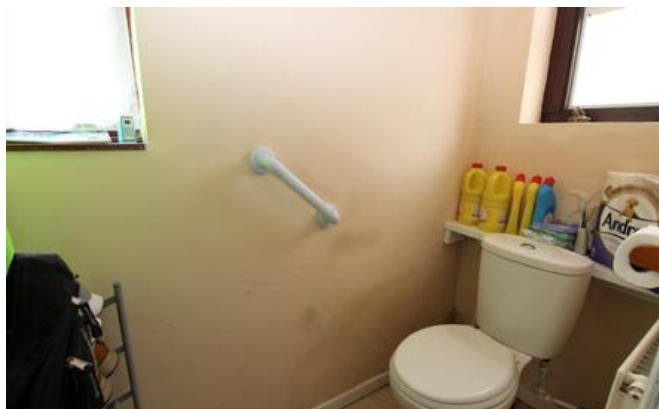
4.3m x 3.7m (14.12ft x 12.25ft)

Window to front aspect, feature fireplace and radiator.

Kitchen

4.3m x 2.9m (14.12ft x 9.6ft)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space for freestanding cooker, plumbing for washing machine, space for fridge and freezer and radiator.



Wetroom

1.2m x 2m (3.88ft x 6.6ft)

Window to rear aspect and fitted with shower, wash hand basin and radiator.

WC

0.9m x 1.8m (2.98ft x 5.92ft)

Window to rear aspect and fitted with low level WC.

Landing

Access to loft

Bedroom One

5.4m x 3m (17.56ft x 9.84ft)

Windows to front aspect and radiator.

Bedroom Two

2.7m x 3.6m (8.94ft x 11.83ft)

Window to rear aspect and radiator.

Bedroom Three

2.5m x 2.6m (8.22ft x 8.47ft)

Window to rear aspect and radiator

Outside

To the front of the property there is a large driveway with parking for upto five cars, detached single garage and to the rear and side of the property there is large lawned garden with patio.

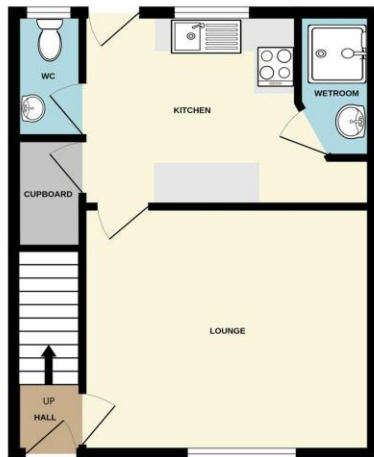
Agent Note

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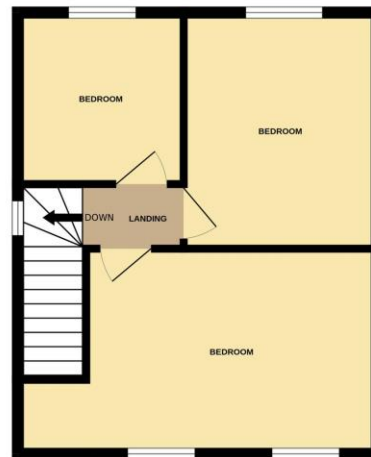


Floorplan

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



LINCOLN ROAD, DUNHOLME

TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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