



Market Rasen Road,
Dunholme



£725000

- Well Presented Four Bedroom House
- Four Reception Rooms
- NO ONWARD CHAIN
- Two Ensuites and Two Bathrooms
- Detached Double Garage
- Field Views
- Freehold
- EPC rating C



Well presented, four bedroom detached house with over 3000 sq.ft of living space. Located in the popular village of Dunholme. Offering space inside and out, boasting stunning field views. The property further benefits from being within walking distance of local shops, Primary and Secondary schools and sold with NO ONWARD CHAIN.

This stunning home consists of Entrance Hall, 24ft Lounge, Sitting Room, Dining Room, Sun Room, Open Plan Kitchen Living Space, Study, Utility Room, Boiler Room and WC to the ground floor. To the first floor there are Four Double Bedrooms, with En-Suites to Two Bedrooms, Balcony to Bedroom Two, Two Family Bathrooms and Gallery Landing to the first floor.

Outside the property to the front is a Gated Driveway with parking for up to six cars and Detached Double Garage. To the rear of the property there is a spacious lawned garden with large patio area, hot tub, log cabin and enjoying field views.

Viewing is highly recommended.



Entrance 2.37m x 9.95m (7'10" x 32'7")

Composite external door and windows to front aspect, feature staircase leading to first floor and underfloor heating.

Lounge 4.4m x 7.47m (14'5" x 24'6")

Windows to front and side aspect, feature fireplace and underfloor heating.

Sitting Room 4.26m x 4.85m (14'0" x 15'11")

Window to front aspect, built in storage cupboards feature fireplace and underfloor heating.

Dining Room 3.5m x 4.71m (11'6" x 15'6")

Internal double doors and windows to sitting room, kitchen, sunroom and underfloor heating.

Sun Room 3.52m x 4.84m (11'6" x 15'11")

Windows to rear and side aspect, external doors to rear aspect, feature multi fuel burner and underfloor heating.

Study 2.79m x 2.73m (9'2" x 9'0")

Window to side aspect and underfloor heating.

WC 1.6m x 2.26m (5'2" x 7'5")

Opening to study room and fitted with low level WC, wash hand basin and radiator.

Openplan Kitchen Living Area. 5.66m x 6.82m (18'7" x 22'5")

Window and bi-fold doors to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, range style cooker with extractor over, integrated dishwasher, large breakfast island with sink and wine fridge. Built in dining area and underfloor heating.

Utility Room 2.79m x 2.73m (9'2" x 9'0")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for both washing machine and tumble dryer and underfloor heating.



Hallway

External door to side aspect.

Boiler Room 1.86m x 2.17m (6'1" x 7'1")

Fitted storage cupboards and housing for combi boiler.

Gallery Landing

Window to front aspect and storage cupboards.

Bedroom One 4.4m x 5.26m (14'5" x 17'4")

Windows and juliet balcony to front aspect, vaulted ceiling and radiator.

Dressing Room 1.87m x 3.35m (6'1" x 11'0")

Two fitted wardrobes and radiator.

En-Suite 2.53m x 3.35m (8'4" x 11'0")

Window to side aspect and fitted with wash hand basin, low level WC, walk in shower and radiator.

Bedroom Two 2.84m x 4.39m (9'4" x 14'5")

French doors to rear aspect, fitted wardrobes with door to ensuite and radiator.

Balcony 3.26m x 3.39m (10'8" x 11'1")

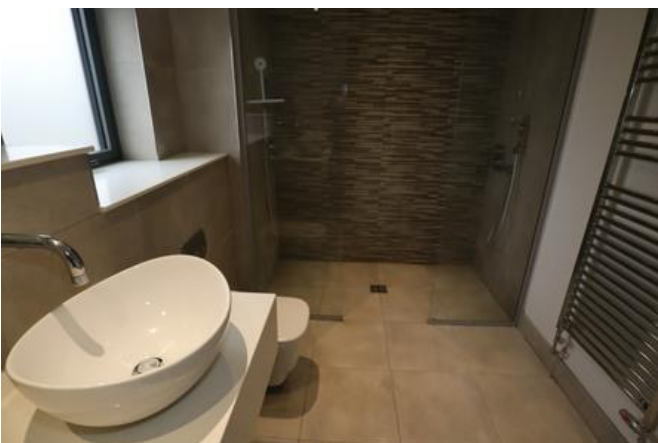
Views over garden and surrounding fields.

En-suite

Window to side aspect and fitted with low level WC, wash hand basin, low level WC, shower cubicle and radiator.

Bedroom Three 3.55m x 4.26m (11'7" x 14'0")

Window to front aspect and radiator.





Bedroom Four 3.64m x 3.89m (11'11" x 12'10")

Window to rear aspect and radiator.

Bathroom One 2.84m x 2.98m (9'4" x 9'10")

Window to rear aspect and fitted with freestanding bath, wash hand basin, low level WC, shower cubicle and radiator.

Bathroom Two 2.2m x 2.55m (7'2" x 8'5")

Window to side aspect and fitted with panel bath with shower over, his and hers sinks, low level WC and radiator.

Outside Front

Gated driveway with room for upto six cars and detached double garage.

Outside Rear

Enclosed split level lawned garden with large patio area, decking area with water feature and sunken hot tub, log cabin and enjoying field views.

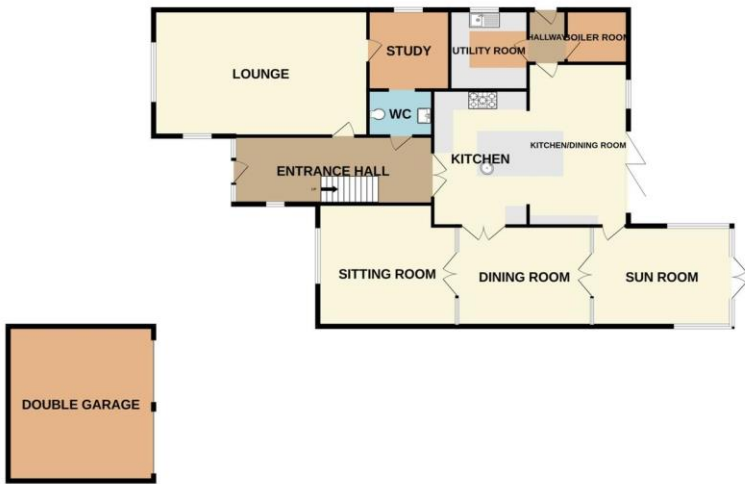
Tenure

Freehold.

Agent Note

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GROUND FLOOR
2058 sq.ft. (191.2 sq.m.) approx.



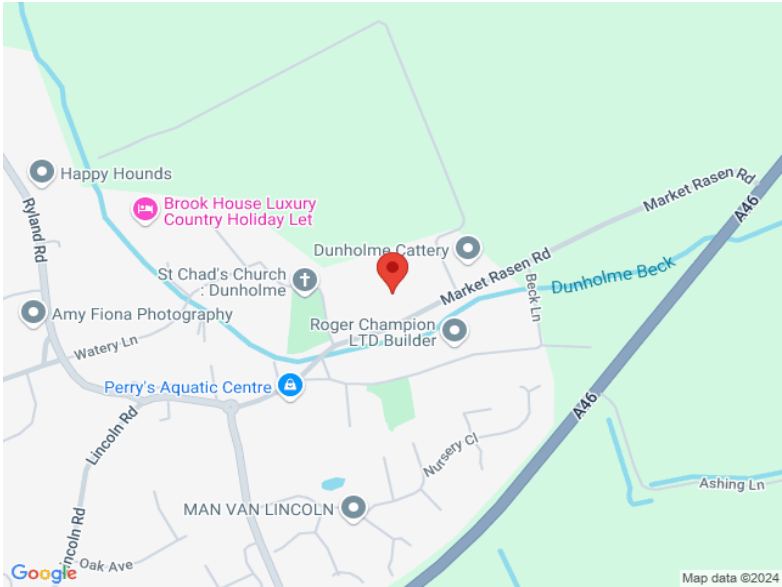
1ST FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



19 MARKET RASEN ROAD, DUNHOLME

TOTAL FLOOR AREA : 3312 sq.ft. (307.7 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 | | 81 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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