



Wentworth Drive, Dunholme



3



3



2

£250,000

- Detached House
- Three Bedrooms
- Village Location
- En-Suite, Family Bathroom & Downstairs WC
- Integral Garage & Driveway
- NO ONWARD CHAIN
- Freehold
- EPC rating D



Well presented THREE BEDROOM Detached house located in the highly sought after village of Dunholme. Perfectly positioned down a quiet cul-de-sac.

The accommodation comprises Entrance Hall, WC, Lounge and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms with En-Suite to the main bedroom and Family Bathroom. Outside the property to the front there is a double driveway leading to the integral single garage. To the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from Gas Central Heating, uPVC Double Glazing And being sold with NO ONWARD CHAIN. The Property is also with walking distance of the ST CHADS Primary School, William Farr Secondary School and a host of village amenities.

Entrance Hall

Door to front aspect and personal door to the garage.

Cloak Room

Window to side aspect and fitted with a low level wc, wash hand basin and radiator.



Lounge

14'1" x 10'7" (4.3m x 3.2m)

Window to front aspect. Coving to ceiling, radiator and laminate flooring. Interior French doors leading into the kitchen/diner and French doors to the staircase.

Dining Kitchen

18'9" x 9'5" (5.7m x 2.9m)

French doors and window to side aspect. Fitted with a range of base and eye level units with work surface and drainer sink unit over. Integrated appliances include range cooker, extractor hood and dishwasher. Coving to ceiling and radiator.

Inner Hallway

Stairs to first floor and coving to ceiling.

Landing

Loft access and built in storage cupboard.

Bedroom One

12'5" x 9'8" (3.8m x 2.9m)

Window to front aspect and radiator.

Ensuite to Bedroom One

8'9" x 4'5" (2.7m x 1.3m)

Window to front aspect. Fitted with shower cubicle, vanity wash hand basin and low level WC. Tile splashbacks and tiled flooring. Shaver wall point, extractor fan and heated towel rail.

Bedroom Two

11'6" x 9'11" (3.5m x 3m)

Window to rear aspect, radiator and fitted wardrobes.

Bedroom Three

8'10" x 6'5" (2.7m x 2m)

Window to the rear aspect and radiator.



Bathroom

6'4" x 5'7" (1.9m x 1.7m)

Window to rear aspect. Fitted with vanity wash hand basin, panelled bath with overhead shower and low level WC. Tiled splash backs, extractor fan, coving to ceiling and heated towel rail.

Outside

To the front of the property is a driveway providing off road parking. Side access to the rear garden which is South facing and boasts patio area and lawn.

Garage

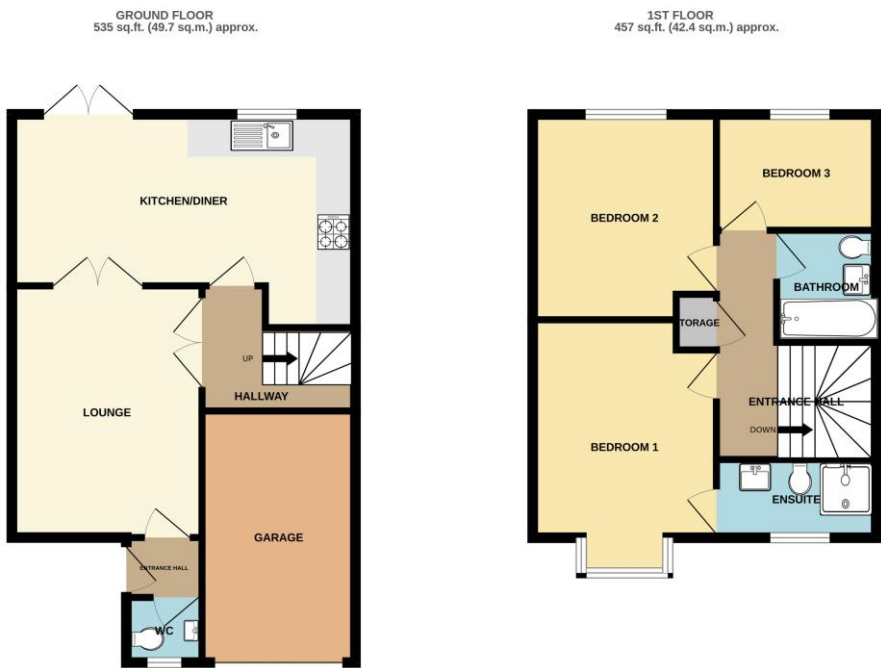
13'9" x 8'7" (4.2m x 2.6m)

Up and over door and power and lighting.

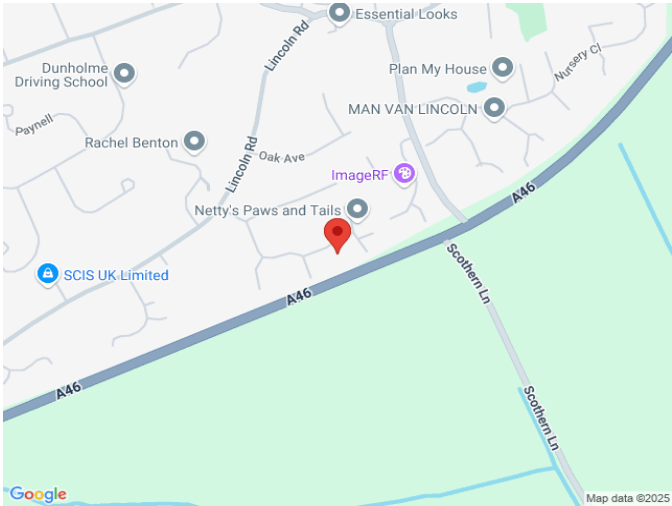
Agents Note

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Floorplan



WENTWORTH WAY, DUNHOLME, LN2 3UH
TOTAL FLOOR AREA : 992 sq.ft. (92.1 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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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