



Honeyholes Lane, Dunholme



**£178,000**

- Two Bedroom Semi Detached Bungalow
- Lounge with Wood Burner
- Conservatory
- Dining Kitchen
- Shower Room
- Garden to front and rear
- Freehold
- EPC rating D





Semi Detached Bungalow situated in the popular village of Dunholme to the northeast of Lincoln city and nearby to Welton which offers a good variety of amenities. The accommodation comprises Entrance Hall, 16ft Lounge with wood burning stove and patio doors through to the Conservatory, Breakfast Kitchen, Two Bedrooms and Shower Room. Outside Gardens to the front and rear, with driveway leading to the detached garage.

### Entrance Hall

Door to side aspect and loft access.

### Lounge

16'4" x 11'4" (5m x 3.5m)

Patio doors into the Conservatory, woodburning stove within fireplace.

### Kitchen

9'9" x 9'8" (3m x 2.9m)

Box bay window to rear aspect, window and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven, induction hob and extractor hood. Integrated washer dryer. Part tiled walls and laminate flooring.



### Conservatory

6'6" x 5'6" (2m x 1.7m)

Brick based and upvc construction. Door to side aspect.

### Bedroom One

12'4" x 9'2" (3.8m x 2.8m)

Window to front aspect, built in wardrobes and electric storage heater. Built in cupboard housing hot water cylinder.

### Bedroom Two

8'9" x 8'7" (2.7m x 2.6m)

Window to front aspect and electric storage heater.

### Shower Room

5'8" x 5'5" (1.7m x 1.7m)

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Heated towel rail, part tiled walls and laminate flooring.



## Outside

To the front of the property is a garden with borders of mature hedging. A driveway leads down the side of the property to the garage. To the rear of the property is an enclosed low maintenance paved garden with storage shed.

## Garage

8'0" x 16'0" (2.4m x 4.9m)

Up and over door, power and lighting.

## Agents Note

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# Floorplan

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



HONEYHOLES LANE, DUNHOLME, LINCOLN LN2 3SH  
TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description of this property, the seller does not accept any liability for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any purchase decision. The current condition and layout of the property may vary from the description and plan. The seller does not warrant the accuracy of the information provided. The plan is for illustrative purposes only and should not be used as a basis for any purchase decision. The current condition and layout of the property may vary from the description and plan. The seller does not warrant the accuracy of the information provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		