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21 Kennington Close, Dunholme LN2 3QN



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Asking Price - £215,000



TWO BEDROOM SEMI DETACHED BUNGALOW IN SOUGHT AFTER VILLAGE OF DUNHOLME. WITH TWO BEDROOMS, DRIVEWAY AND GARAGE! A MUST VIEW!  
\*CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR\*

### Key Features

- Semi Detached Bungalow
- Popular Village Location
- Garage and Driveway
- Two Bedrooms
- Enclosed Rear garden
- Council Tax Band : B
- EPC rating TBC
- Tenure: Freehold



## Introduction

We are delighted to offer for sale this two bedroom semi detached bungalow in the popular village of Dunholme. Briefly comprising of entrance hall, lounge - diner, kitchen, two bedrooms and bathroom. Outside the property there is a good sized garden to the rear, fully enclosed with fencing, mainly laid to lawn with generous patio area. To the front of the property there is a private driveway and garage space. The property is fully double glazed and has a gas fired central heating system. Council Tax Band : B

## Situation

Dunholme village is a sought after village North of Lincoln City centre. It has a population of approximately 2000 residents. Although quite old the village has very little historic buildings remaining, the oldest being the church although some houses around the church go back to the 17th and 18th century. Most of the housing has been built since the the 1950's with many in the last 20 years. Although only five miles from Lincoln City the village has many facilities and services. There is a Junior School, St Chads, and a Secondary School, William Farr C of E Comprehensive, There is a village hall and a community centre supported by many thriving community activities and organisations. The sporting facilities are the envy of most other communities in that Dunholme has a five rink indoor bowls centre and an outdoor bowling green. It also has tennis courts and a football pitch. All owned by the Parish Council.

## Entrance Hall

4.22m x 0.86m (13.8ft x 2.8ft)

With access from UPVC door from side aspect.

## Lounge - Diner

3.17m x 5.3m (10.4ft x 17.4ft)

Good size lounbge - diner with radiator and large window to the front aspect.

## Kitchen

2.25m x 3.24m (7.4ft x 10.6ft)

With range of fitted units with roll edge work surfaces, gas hob and oven, tiled splashbacks, space and plumbing for washing machine and window to the front aspect.

## Bedroom

3.1m x 3.36m (10.2ft x 11ft)

With radiator and window to the rear aspect.

## Bedroom

3.07m x 2.38m (10.1ft x 7.8ft)

With radiator and window to the rear aspect.

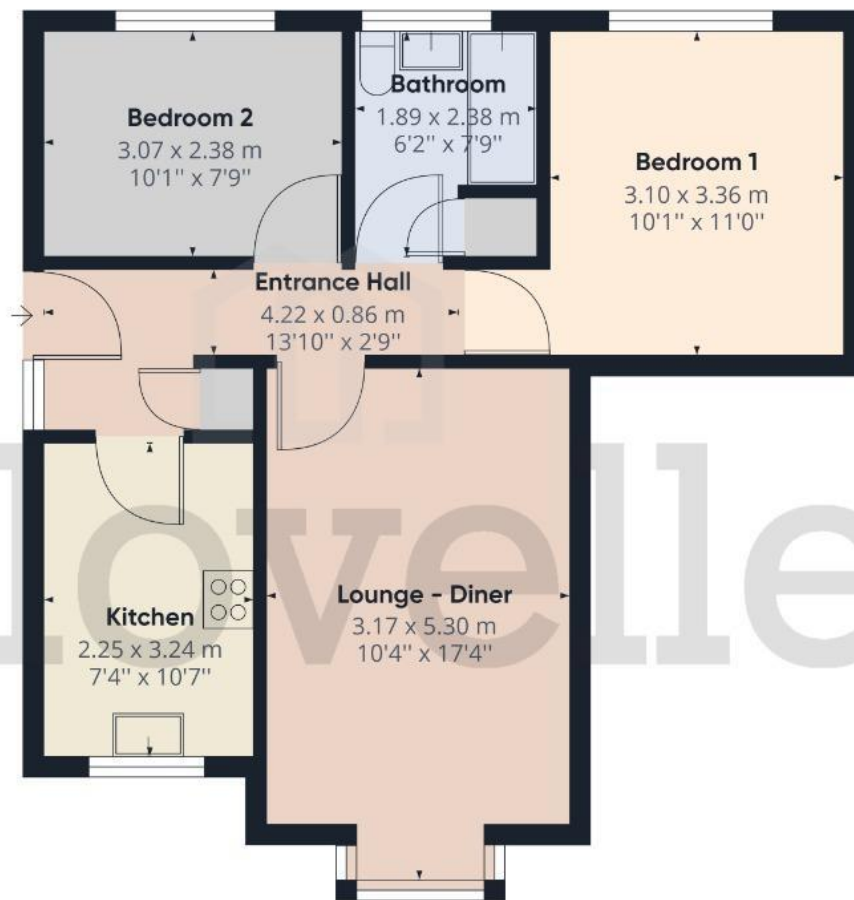
## Bathroom

1.89m x 2.38m (6.2ft x 7.8ft)

With panelled bath, WC, wash hand basin, radiator and window to the rear aspect.

## Outside

Outside the property there is a good sized garden to the rear, fully enclosed with fencing, mainly laid to lawn with generous patio area. To the front of the property there is a private driveway and garage space.



Approximate total area<sup>(1)</sup>  
560.79 ft<sup>2</sup>  
52.10 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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