



19 The Granthams

Dunholme, LN2 3SP



Book a Viewing!

£350,000

A spacious Four Bedroom Detached Family Home, extended to create versatile living accommodation and occupying a larger than average corner style plot with wrap around gardens in the highly sought after village of Dunholme. Offered for sale with No Onward Chain, the property provides generous internal space, multiple reception areas and excellent flexibility for modern family living, while also presenting a fantastic opportunity for buyers looking to modernise and put their own stamp on a well proportioned long term home in a desirable village location north of Lincoln. The accommodation comprises of an Entrance Porch, Inner Hallway, Lounge, Dining Area, Kitchen, Family Room, Utility Room, Downstairs WC and integral garage. To the First Floor there are Four Bedrooms and a Wet Room. Externally, the property benefits from a generous wrap around garden, driveway parking and solar panels.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC door with frosted glazing and accompanied by a frosted side window.

HALLWAY

With radiator, under stairs storage cupboard, stairs rising to the first floor, access to the lounge and kitchen.

LOUNGE

14' 3" x 13' 1" (4.34m x 3.99m) A generous front facing reception room with UPVC double glazed window and radiator, offering a comfortable family living space.

DINING AREA

10' 3" x 9' 5" (3.12m x 2.87m) Flowing directly from the kitchen, UPVC window to the rear aspect overlooking the garden, radiator and ample space for a family dining table.

KITCHEN

10' 7" x 9' 5" (3.23m x 2.87m) Fitted with a range of wall and base units with laminate work surfaces, incorporating a 1½ bowl sink with mixer tap, spaces for appliances, double electric oven with extractor over and built-in storage cupboards. UPVC window to the rear aspect overlooking the garden.

FAMILY ROOM

15' 11" x 12' (4.85m x 3.66m) A fantastic additional reception space offering great flexibility, dual aspect windows to the front and side and sliding/bifold doors opening onto the rear garden, ideal for entertaining or family use. Radiator and internal access through to the dining area.

UTILITY ROOM

Fitted with stainless steel sink and drainer, work surfaces, plumbing for appliances and frosted UPVC door providing access to the rear garden and additional side window.

DOWNSTAIRS WC

Fitted with WC and frosted UPVC window.

FIRST FLOOR LANDING

Providing access to all four bedrooms and wet room, with built-in storage cupboards (one housing the boiler), UPVC window to the side aspect and access to loft void.

BEDROOM ONE

15' 11" x 12' (4.85m x 3.66m) A spacious double bedroom with UPVC window to the front aspect and radiator.

BEDROOM TWO

11' 8" x 9' 5" (3.56m x 2.87m) A rear facing double bedroom with UPVC window overlooking the garden, built-in storage cupboard and radiator.

BEDROOM THREE

12' x 8' 3" (3.66m x 2.51m) A further double bedroom with UPVC window to the front aspect and radiator.





BEDROOM FOUR

9' 1" x 8' 2" (2.77m x 2.49m) A flexible fourth bedroom, ideal as a home office, nursery or guest room, with UPVC window to the front aspect and radiator.

WET ROOM

Fitted as a wet room with a floor drain, featuring a mains-fed shower, pedestal wash hand basin and WC. Finished with tiled splashbacks, radiator, extractor and a frosted UPVC window to the rear aspect, along with vanity wall cupboard storage.

INTEGRAL GARAGE

16' 7" x 7' 11" (5.05m x 2.41m) With manual up-and-over door, power and lighting, side window and internal access via the utility room.



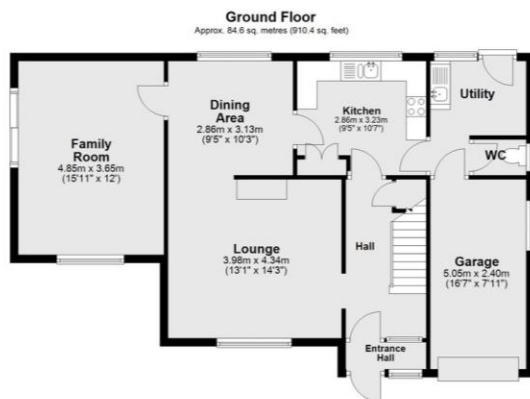
OUTSIDE

The property occupies a generous corner plot with wrap around gardens.

To the front, there is a block paved and concrete driveway providing off-street parking and access to the garage, alongside a lawned area with pathway leading to the entrance.

To the rear and side, the gardens are predominantly laid to lawn, featuring a range of mature trees and established hedging, creating a private and spacious outdoor setting. The plot benefits from ramped access to both the front and rear, with access around the entire property, an outside tap and a garden shed, offering excellent practicality and plenty of potential.

The property also benefits from fitted solar panels.



Total area: approx. 147.7 sq. metres (1589.8 sq. feet)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

QWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partner is not a Partner for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net