



- Detached Family Home
- Four Bedrooms & Two Bathrooms
- Three Reception Rooms
- Ground Floor Accommodation Of 1,422 Sq. Ft
- Generous Family Friendly Garden
- Garage & Ample Driveway Parking
- Walking Distance To William Farr CofE School
- EPC Rating: 86B

Lincoln Road, Dunholme, LN2 3QU
£399,950





This superb four-bedroom detached family home is perfectly positioned in the highly regarded village of Dunholme, offering an exceptional lifestyle for a growing family. A standout feature of this property is its enviable location, sitting within easy walking distance of both Dunholme Primary School and the renowned William Farr Church of England Secondary School. Designed with modern family living in mind, the ground floor accommodation boasts an impressive choice of three reception rooms. A welcoming lounge and formal dining room lead through to a beautiful uPVC conservatory, which features Velux windows and a fully insulated roof, making it a comfortable, usable space all year round. The thoughtfully converted garage now serves as a versatile family room, complementing a well-appointed kitchen, a practical separate utility room, and a downstairs WC. Upstairs, the sense of space continues with four generous bedrooms. The master bedroom benefits from a private en-suite shower room, which has been stylishly refurbished in recent years, while the remaining bedrooms are served by a contemporary three-piece family bathroom. Outside, the fully enclosed rear garden provides a safe haven for children and pets. Mostly laid to lawn, it features a timber decking area and a paved seating terrace ideal for outdoor entertaining, alongside raised flower beds and a timber garden shed. The property also benefits from a single garage accessible from the rear and a spacious front driveway providing ample off-road parking. Dunholme itself is a highly sought-after village, celebrated for its close proximity to Welton and an excellent range of local amenities, including a Co-op food store, pharmacy, and doctor's surgery. Offered as a Freehold sale within Council Tax Band D, viewing is highly recommended. Contact StarkeyBrown today to arrange your appointment.



Entrance Hall

Composite front entrance door, stairs rising to the first floor, understairs storage cupboard, and radiator. Access to:

Lounge

11' 9" x 12' 4" (3.58m x 3.76m)

Having a feature fireplace, uPVC double-glazed bay window to the front aspect, radiator and uPVC double glazed window to the side aspect. Opening into:

Dining Room

8' 10" x 8' 11" (2.69m x 2.72m)

Single radiator, wood-effect flooring, serving hatch from the kitchen, and uPVC sliding doors to the rear aspect leading to the conservatory.

Conservatory

14' 2" x 11' 1" (4.31m x 3.38m)

Being of brick base with uPVC surround, French doors to side aspect leading onto rear garden, fully insulated and concealed roof, 2 Dimplex electric heaters and 2 Velux windows.

Family Room

7' 3" x 16' 6" (2.21m x 5.03m)

Single radiator, coved ceiling, and uPVC double-glazed window to front aspect.

Kitchen

8' 10" x 11' 0" (2.69m x 3.35m)

A range of base and eye-level units with counter worktops, space and plumbing for appliances, extractor unit, uPVC double-glazed window to rear aspect, and access to utility room.

Utility Room

5' 3" x 5' 7" (1.60m x 1.70m)

Base-level units with counter worktops, space and plumbing for appliances, and a wall-mounted gas central heating boiler. Access to:

Downstairs WC

3' 2" x 5' 6" (0.96m x 1.68m)

Having low-level WC, uPVC double-glazed obscured window to side aspect, radiator, tiled flooring and corner hand wash basin unit.

First Floor Landing

Having an airing cupboard housing a hot water cylinder and loft access. Access to bedrooms and bathroom.

Master Bedroom

11' 11" x 12' 5" plus bay (3.63m x 3.78m)

Having a vertical radiator, uPVC double-glazed bay window to the front aspect, wood-effect flooring, coved ceiling, and feature fanlight. Access to:

En-Suite

5' 11" x 3' 9" (1.80m x 1.14m)

Having a shower cubicle, low-level WC, vanity hand wash basin unit, chrome heated hand towel rail, LED lighting, and extractor unit.

Bedroom 2

8' 11" x 10' 8" (2.72m x 3.25m)

Having uPVC double-glazed window to rear aspect, radiator and wood-effect flooring.

Bedroom 3

7' 11" x 12' 4" (2.41m x 3.76m)

Having uPVC double-glazed window to front aspect, radiator, and wood-effect flooring.

Bedroom 4

8' 1" x 8' 11" (2.46m x 2.72m)

Having uPVC double-glazed window to rear aspect, wood effect flooring and radiator.

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Having a panelled bath with showerhead over, chrome heated towel rail, low-level WC, pedestal wash hand basin unit, extractor unit and uPVC obscured window to rear aspect.

Outside Rear

Having an enclosed garden with fenced perimeters, raised flowerbeds, a paved seating area, a timber decking area, mostly laid to lawn, an outside water source, external lighting, external power points, and a timber-built garden shed. Rear access into the garage.

Outside Front

Having a block-paved driveway with parking for many vehicles, a lawned area, and is enclosed with hedged perimeters. Access to a single garage.

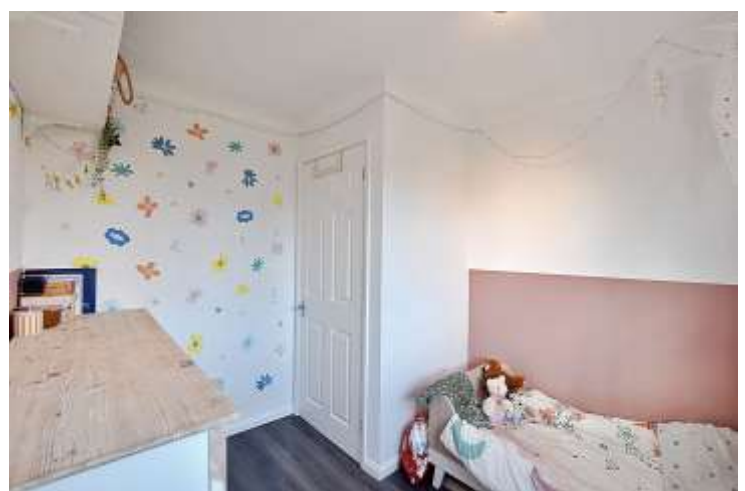
Single Garage

17' 3" x 7' 7" (5.25m x 2.31m)

Having power and lighting. Base-level units and up, and over-the-door.

Agents Note

The vendor has indicated to us that the solar panels are not owned outright and are leased through a company called 'A Shade Greener'. For further details, please contact Starkey@Brown.





GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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