



Calmon  
Broadholme, Lincoln

**BROWN & CO**



# Calmon, Broadholme, Lincoln

Set on a no through road in the rural hamlet of Broadholme, this three bedroom detached bungalow offers flexible and well proportioned accommodation extending to around 1,400 sq ft.

The property is accessed via the side elevation which leads into a spacious hallway, dining room, living room, kitchen/breakfast room, utility, store room, conservatory, three bedrooms, family bathroom and wc.

Outside the property enjoys countryside views and offers ample parking to the front with two garages, garden store and low maintenance landscaped grounds to the rear.



## ACCOMMODATION

### Entrance Hall

With loft access, two radiators and door to side elevation.

### Dining Room

Double glazed casement windows to front elevation, two radiators, electric fire.

### Living Room

Two double glazed casement windows to front elevation, double glazed window to rear elevation, three radiators, electric fireplace with brick surround and a chimney meaning it can be reverted back to an open fire with all necessary regulation checks.

### Kitchen/Breakfast Room

Double glazed casement window to side elevation, fitted wall and base unit units with one and a half bowl sink, four ring electric hob with extractor over, built-in oven, dishwasher, fridge freezer, part tiled walls, radiator, door to;

### Utility

Fitted wall and base units with stainless steel single drainer sink, space for washing machine, oil fired boiler, radiator, door to;

### Conservatory

Double glazed/brick construction with radiator and door to side elevation.

### Bedroom One

Double glazed casement window to rear elevation, fitted wardrobes and dressing table, radiator, door to;

### WC

Double glazed casement window to side elevation, two piece suite comprising low flush WC and wash basin in vanity unit, part tiled walls, radiator, extractor.

### Bedroom Two

Double glazed casement window to rear elevation, fitted wardrobes, radiator.

### Bedroom Three/Study

Double glazed casement window to side elevation and radiator.

### Bathroom

Double glazed casement window to side elevation, four piece suite comprising panelled bath, shower cubicle, wash basin in vanity unit, mid flush WC, heated towel rail, part tiled walls, extractor.

### Walk in Wardrobe

With built-in shelving and rails along with hot water tank.

### Integral garage

With electric roller shutter door, power and light and pedestrian door to rear.

### Outside

The front elevation offers a gravel driveway with ample parking, small paved area and side access to the entrance door. The side elevation offers a brick block patio area leading to a further brick garage with roller shutter door and attached lean to garden store. The rear garden is mainly block paved with gravel landscaped areas and views over the horse paddocks to the rear.

### Services

We understand the property offers mains water, electric, oil fired central heating and mains sewer connection.

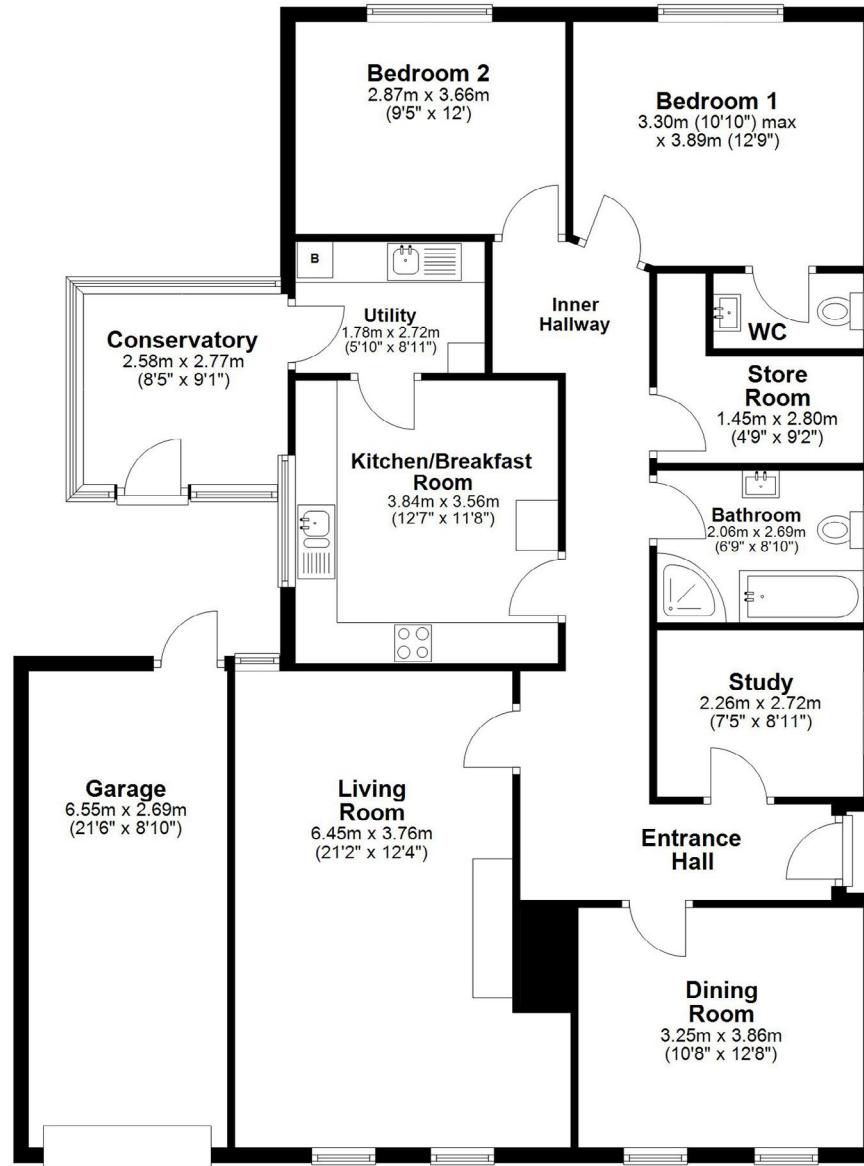
### Broadband & Mobile

We understand from the Ofcom website that standard broadband is available near this property with a maximum download speed of 9 Mbps and an upload speed of 1 Mbps. We understand from the Ofcom website there is good mobile coverage from o2, EE, three and Vodafone.



## Ground Floor

**Main area: approx. 127.4 sq. metres (1371.8 sq. feet)**  
Plus garage, approx. 17.6 sq. metres (189.9 sq. feet)



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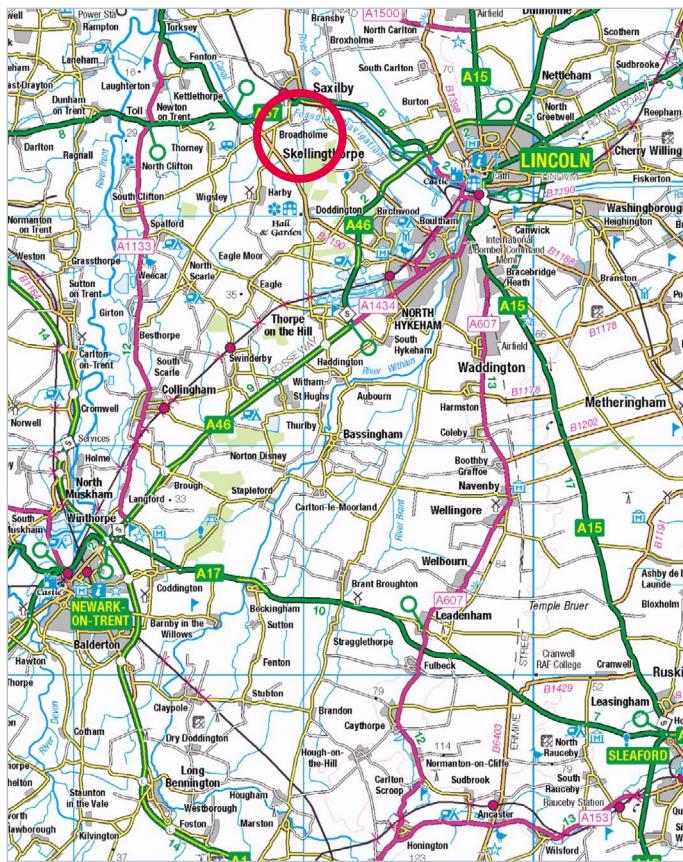
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

## Calmon, Broadholme







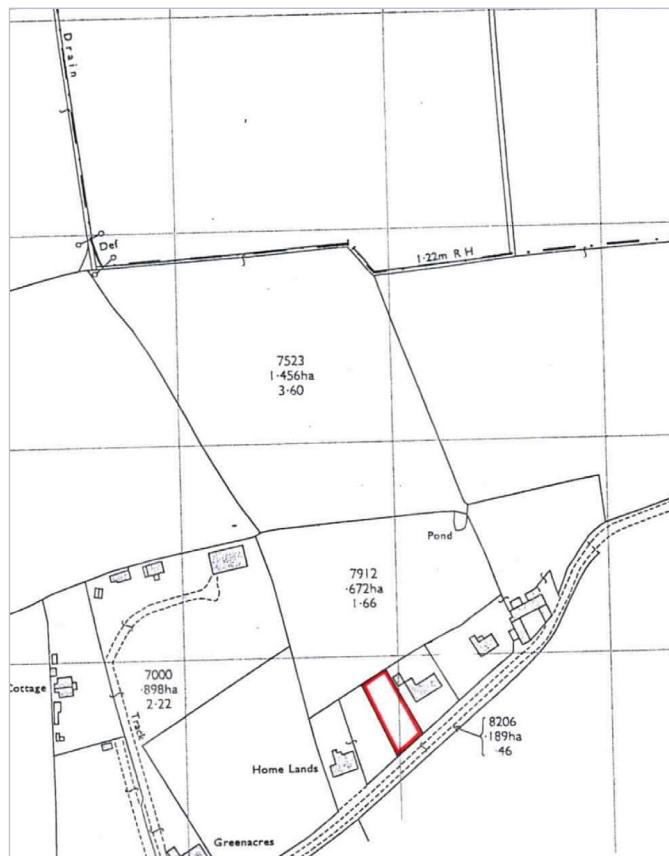
#### Directions - LN1 2NB

From the A57 Gainsborough Road turn right onto Broadholme Road which leads into Saxilby Road. Then bear left onto Manor Lane and left again onto Occupation Lane where the property can be found on your left.

<https://what3words.com/chuckle.blaze.configure>

#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.



#### Energy performance certificate (EPC)

Calmion Occupation Lane Broadholme LINCOLN LN1 2NB	Energy rating <b>D</b>	Valid until: 27 April 2035
		Certificate number: 9555-1724-0385-9222

Property type  
Detached bungalow  
Total floor area  
126 square metres

#### Rules on letting this property

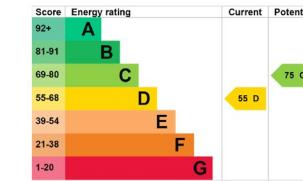
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Agent

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