



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.

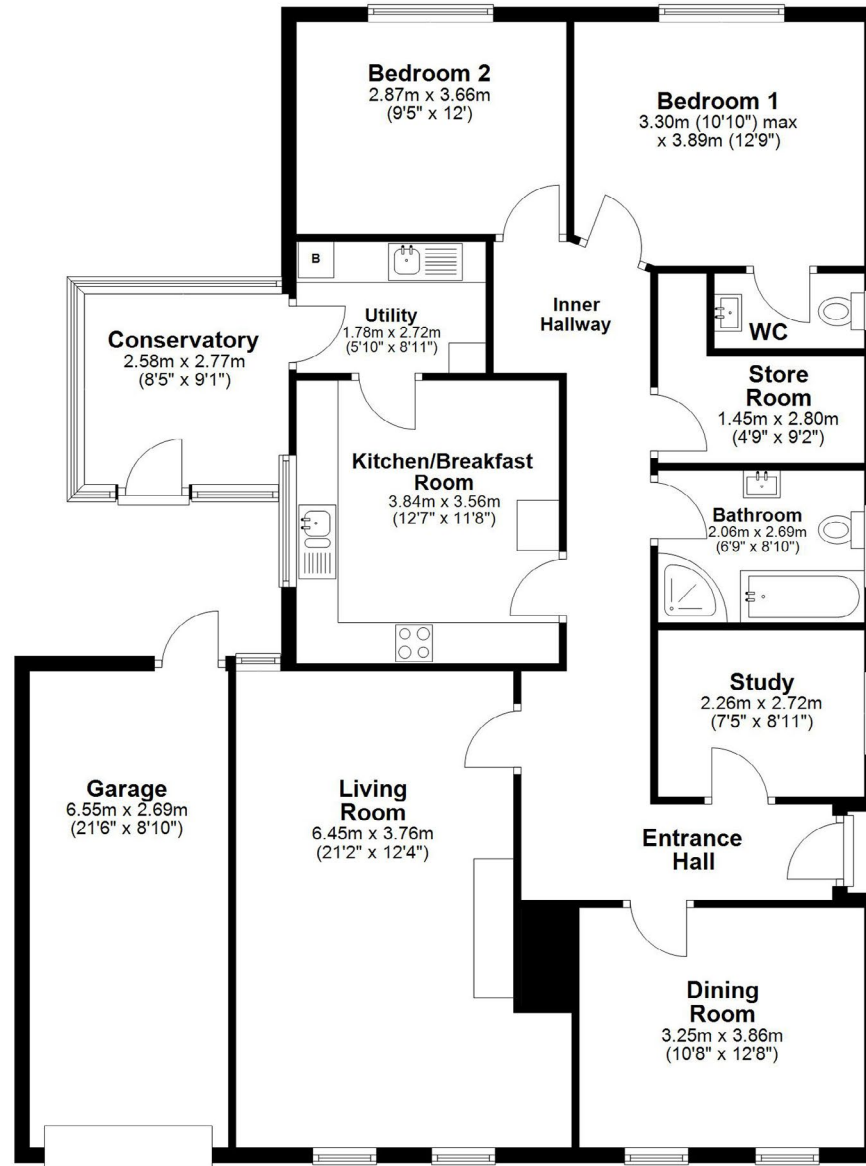
Broadband & Mobile

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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Calmon, Broadholme

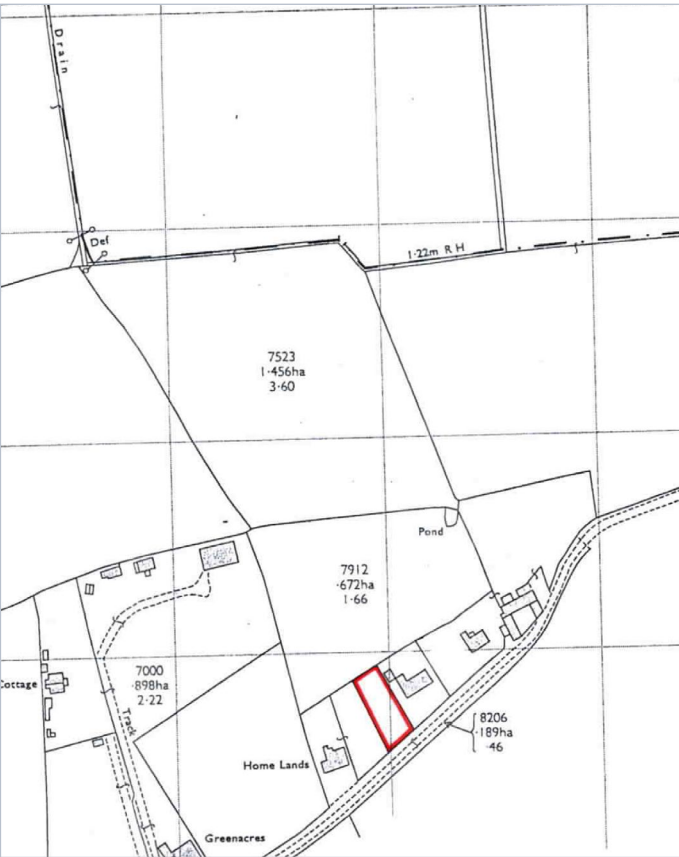






Directions - LN1 2NB
From the A57 Gainsborough Road turn right onto Broadholme Road which leads into Saxilby Road. Then bear left onto Manor Lane and left again onto Occupation Lane where the property can be found on your left.

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



Buyer Identity Check
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Energy performance certificate (EPC)

Calmon Occupation Lane Broadholme LINCOLN LN1 2NB	Energy rating D	Valid until: 27 April 2035 Certificate number: 9535-1724-3400-0385-9222
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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tenure & Possession
Freehold and for sale by private treaty.

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