



Wentworth Drive, Dunholme, Lincoln

Asking Price £185,000


MARTIN & CO

Wentworth Drive, Dunholme, Lincoln

House - End Terrace
2 Bedrooms, 2 Bathroom

Asking Price £185,000

- No onward chain
- Ideal for first-time buyers or investors
- En-suite to master bedroom
- Driveway parking for two vehicles
- Quiet Village Location
- Council Tax Band - A
- EPC - C
- Tenure - Freehold

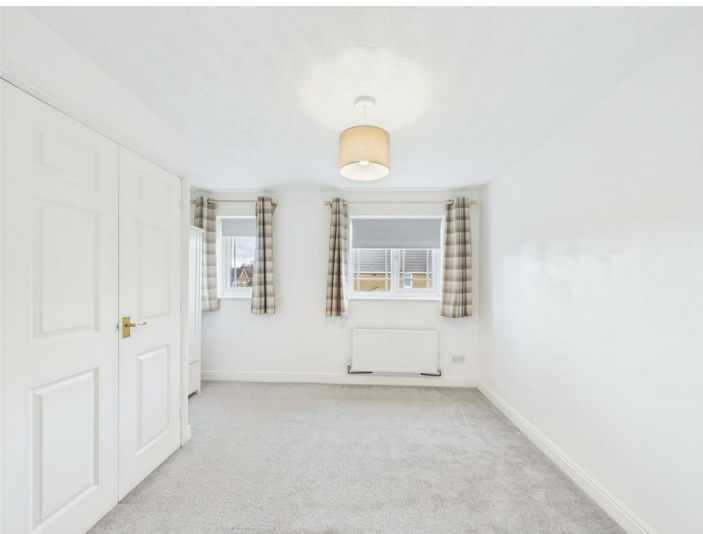
2 Bedroom Semi-Detached Home in Dunholme Village sold with No Onward Chain

Situated in the sought after village of Dunholme, this well presented two-bedroom home is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers or investors. Tucked away in a quiet cul-de-sac, the property benefits from tandem parking for two vehicles and a private rear garden.

Dunholme is a highly regarded village located just a short distance north of Lincoln, offering a perfect balance of rural charm and everyday convenience. The village provides a range of local amenities including a Co-op food store, post office, village hall, and well regarded primary school.

For commuters, there is easy access to Lincoln city centre, with its wider selection of shops, restaurants, and leisure facilities, as well as access to the A46 bypass for routes further afield. Regular public transport links also serve the area.

Tenure - Freehold
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Entrance Hall
3'9" x 3'1"

Accessed via a UPVC front door with double-glazed porthole-style window. Features include wood effect laminate flooring, radiator, consumer unit, and pendant light fitting.

Living Room
12'5" x 14'4"

Front facing reception room with UPVC double-glazed window, carpet flooring, two radiators, electric fire with mantle, pendant light fitting, and Danfoss thermostat.



Kitchen Diner

12'4" x 8'11"

Fitted with a range of base and eye-level units, this space includes a Baumatic induction hob, electric oven, and extractor hood. Additional features include stainless steel sink with drainer and mixer tap, Ideal heat-only boiler, and space for a washing machine. UPVC double-glazed rear door and window with fitted blind provide access and views to the garden.

Stairs & Landing

7'8" x 2'11"

Carpeted with loft access, side-aspect UPVC double-glazed window, and globe light fitting.

Bedroom

8'8" x 12'4"

A spacious double bedroom with two UPVC double-glazed windows, fitted blinds, fitted wardrobe (housing water tank), radiator, and carpet flooring. A freestanding wardrobe is available by negotiation.

Ensuite

4'5" x 5'0"

Comprising shower cubicle with sliding doors and electric shower, ladder-style radiator, extractor fan, shaving point, and vanity unit with basin. Finished with mermaid boarding to wet areas.

Bedroom

7'3" x 7'8"

Rear-facing bedroom with UPVC double-glazed window, radiator, carpet flooring, and pendant light fitting.

Bathroom

4'9" x 7'11"

Includes bath with mixer tap and shower attachment, low-level WC, pedestal basin, extractor fan, and radiator. Finished with vinyl flooring and tiled around wet areas.

Outside

Rear Garden

Mainly laid to lawn with mature blossoming trees, gravel borders, and a small patio area ideal for outdoor seating. Side gate provides access to the driveway.

Front & Parking

Front lawn with paved pathway to the entrance. Tarmac driveway offering tandem parking for two vehicles.

Please note, there are requirements not to keep any caravan, boat or trailer on any part of the property, and not to keep any van, lorry or other commercial vehicle on the property.

Fixtures & Fittings

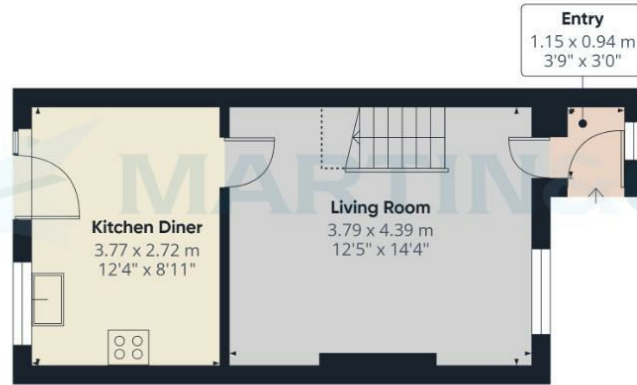
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾

51.8 m²
558 ft²

Reduced headroom

1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.