



**Wentworth Drive, Dunholme, Lincoln**

**Asking Price £170,000**

  
**MARTIN&CO**

Wentworth Drive, Dunholme,  
Lincoln

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £170,000

- No onward Chain
- Allocated Parking for 2 x Vehicles
- Low maintenance enclosed rear garden
- Hive heating controls
- Village Location
- Tenure - Freehold
- EPC RATING - C
- COUNCIL TAX BAND - A

Situated in the sought-after village of Dunholme, this well-presented two bedroom mid terrace home offers comfortable and practical accommodation, making it an excellent choice for first time buyers, downsizers or investors. Benefitting from allocated parking for two vehicles and a low maintenance rear garden, the property is conveniently located close to local amenities, schools and transport links into Lincoln.

Dunholme is a highly desirable village located approximately five miles north of Lincoln, offering an excellent range of everyday amenities including a Co-op supermarket, GP surgery, pharmacy, café, public house, primary school and village hall. The village enjoys regular bus services and provides easy access to Lincoln, the A46 and surrounding villages, making it popular with commuters and families alike.



Situated in the sought-after village of Dunholme, this well-presented two-bedroom mid-terrace home offers comfortable and practical accommodation, making it an excellent choice for first-time buyers, downsizers or investors. Benefitting from allocated parking for two vehicles and a low-maintenance rear garden, the property is conveniently located close to local amenities, schools and transport links into Lincoln.

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Council Tax - Band A  
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Entrance Hall  
6'2" x 3'1"  
Welcoming entrance hall with grey wood effect laminate flooring, wooden front door, carpeted staircase rising to the first floor, Hive thermostat and useful storage cupboard housing the Ideal heat only boiler.

Kitchen  
8'6" x 5'11"  
Fitted with a range of base and eye level units complemented by laminate worktops, stainless steel sink with mixer tap, AEG gas hob with extractor hood above and electric oven. There is space for a washing



machine and fridge freezer, together with a radiator, UPVC window to the front with fitted blind and pendant light fitting.

Living Room  
11'8" x 12'2"

A bright and spacious living area featuring laminate wood flooring, radiator, decorative fireplace with mantel, pendant light fitting and UPVC window alongside patio doors opening onto the rear garden.

Stairs & Landing  
2'8" x 6'2"

Carpeted landing with pendant light fitting and access to the loft space.

Bedroom  
11'7" x 9'2"

Double bedroom with carpet flooring, radiator, UPVC window to the front, built in storage cupboard housing the hot water tank, chrome curtain pole and pendant light fitting.

Bathroom  
5'6" x 6'2"

Comprising a panelled bath with electric shower over, low level WC and vanity wash hand basin with storage beneath. Finished with vinyl flooring, radiator, Manrose extractor fan, UPVC privacy window with fitted blind, additional vanity storage cabinet and pendant light fitting.

Bedroom  
8'10" x 5'8"

A second bedroom with carpet flooring, radiator, UPVC window overlooking the rear garden, wooden curtain pole and pendant light fitting.

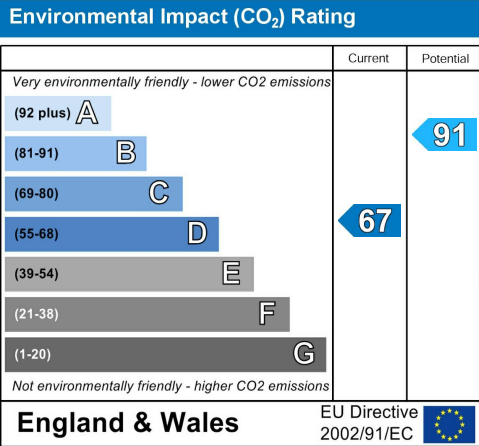
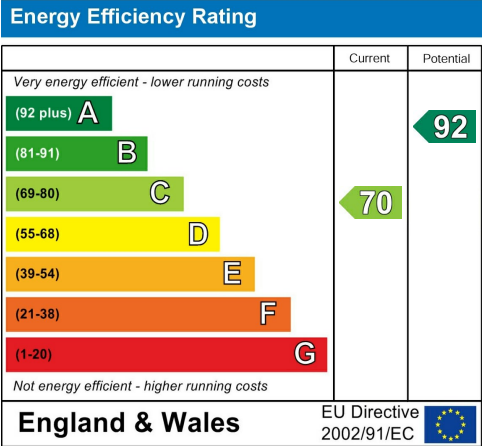
Outside

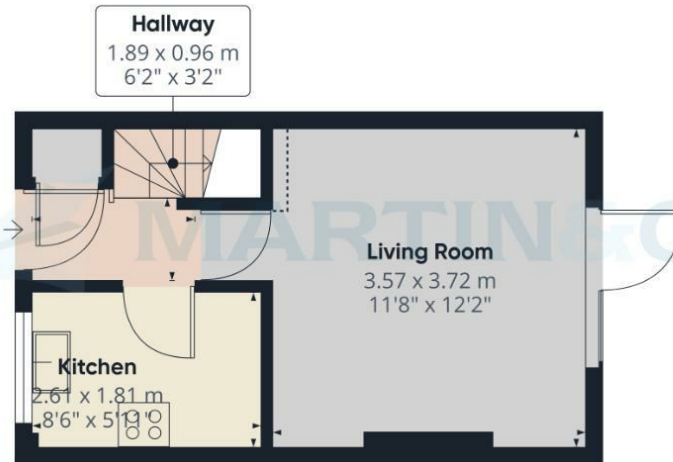
To the rear is a fully enclosed, low-maintenance garden, mainly laid to patio with attractive slate gravel borders, rotary washing line and a useful plastic storage shed—ideal for enjoying the outdoors with minimal upkeep.

The property also benefits from two allocated parking spaces.

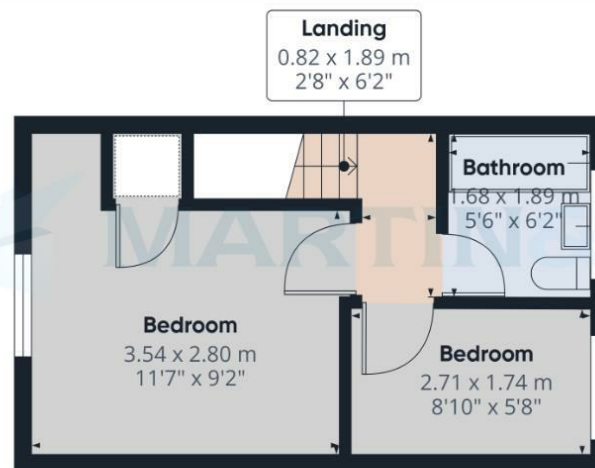
Fixtures & Fittings

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.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

42.9 m<sup>2</sup>

462 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(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.

GIRAFFE360

**Martin & Co Lincoln Lettings**

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

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**<http://www.martinco.com>**

**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.