

20 Dunholme Road

Scothern, Lincoln, LN2 2UD

Book a Viewing!

Offers In Region Of £485,000

Positioned on an enviable non estate plot in the highly desirable village of Scothern, this impressive and versatile 4/5 Bedroom detached family residence offers spacious and beautifully presented accommodation throughout. The Ground Floor features a welcoming Entrance Hall, an elegant Lounge, a Dining Room, and a Sitting Area looking out onto the garden, together creating a superb layout for both family living and entertaining. The Kitchen/Breakfast Room is complemented by a separate Utility Room and Cloakroom/WC, while a versatile Ground Floor fifth Bedroom or additional Reception Room offers excellent flexibility for a Home Office, Playroom, or Guest Suite. To the First Floor, a generous Landing leads to four well proportioned Double Bedrooms, including a Master Bedroom with a En-suite Shower Room, and a modern Family Bathroom. A wonderful opportunity to acquire a substantial family home in a sought after village location. Early viewing is strongly recommended. NO CHAIN.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.









ACCOMMODATION

HALL
With staircase to the first floor and radiator.

LOUNGE
18' 11" x 12' 0" (5.79m x 3.68m) With double glazed window to the front aspect, feature gas fire within a decorative fireplace with side shelving and storage cupboards, and radiator.

DINING ROOM
11' 3" x 9' 9" (3.44m x 2.99m) With radiator.

SITTING AREA
9' 9" x 5' 10" (2.99m x 1.78m) With double glazed French doors to the rear garden.

KITCHEN/BREAKFAST ROOM
14' 3" x 13' 1" (4.35m x 4.00m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob, integrated dishwasher, tiled splashbacks and flooring and double glazed window to the rear aspect.

UTILITY ROOM
9' 4" x 6' 10" (2.87m x 2.10m) Fitted with a range of wall and base units with work surfaces over, Belfast sink with hot and cold taps, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled splashbacks and flooring, double glazed window to the rear aspect and door to the rear garden.

CLOAKROOM/WC
With close coupled WC and wash hand basin in a vanity unit, part tiled walls, tiled flooring and double glazed window to the side aspect.

STUDY/BEDROOM 5
14' 11" x 9' 3" (4.55m x 2.83m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.

FIRST FLOOR LANDING
With airing cupboard and radiator.

BEDROOM 1
13' 1" x 10' 9" (3.99m x 3.28m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM
Fitted with shower cubicle and pedestal wash hand basin in a vanity unit, tiled walls and double glazed window to the rear aspect.

BEDROOM 2
17' 5" x 10' 5" (5.33m x 3.20m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.

BEDROOM 3
12' 10" x 12' 1" (3.92m x 3.69m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.

BEDROOM 4
12' 6" x 14' 10" (3.83m x 4.53m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.

BATHROOM
Fitted with a three piece suite comprising of p-shaped panelled bath with shower and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the rear aspect.





OUTSIDE

The property sits on a generous non estate plot. To the front is a lawned garden with inset shrubs and pond. There is a driveway providing off street parking for multiple vehicles and access to the carport and garage. The carport offers a covered parking space and the garage has an up and over door to the front, light and power.

WORKSHOP

26' 1" x 10' 2" (7.96m x 3.12m) A large workshop space with pedestrian access doors to the front and rear, double glazed window to the rear aspect, light and power.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

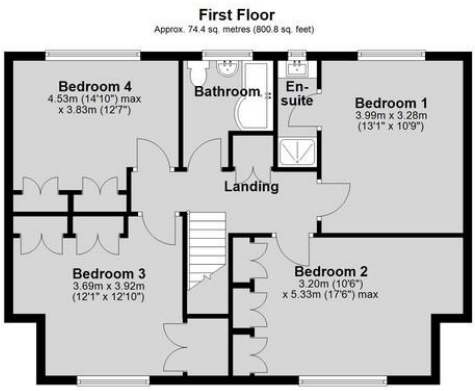
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 206.9 sq. metres (2227.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman