



6 Merleswen

Dunholme, Lincoln, LN2 3SL



Book a Viewing!

£255,000

A spacious three bedroom detached dormer bungalow, pleasantly situated in the ever popular village of Dunholme, just to the north of the Historic Cathedral City of Lincoln. The property offers versatile and well-presented accommodation comprising an entrance hall, lounge, dining room, kitchen, bathroom, ground floor bedroom and stairs rising to a first floor landing leading to two further bedrooms. Occupying a generous plot, the bungalow enjoys lawned gardens to both the front and rear, together with a driveway providing off street parking and a single garage. Offered for sale with No Onward Chain, early viewing is highly recommended to fully appreciate the accommodation and setting on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.





ACCOMMODATION

HALL

With radiator.

LOUNGE

14' 11" x 13' 7" (4.57m x 4.15m) With double glazed window to the front aspect, gas fire set within a feature fireplace, laminate flooring and radiator.

DINING ROOM

11' 10" x 9' 10" (3.62m x 3.02m) With double glazed French doors to the rear garden, staircase to the first floor and radiator.



KITCHEN

9' 8" x 8' 10" (2.96m x 2.71m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, space for washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the rear garden.

BEDROOM 1

11' 10" x 9' 10" (3.63m x 3.02m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, part tiled walls, airing cupboard, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With access to boarded loft space.

BEDROOM 2

13' 8" x 13' 8" (4.19m x 4.18m) With double glazed window to the front aspect and radiator.

BEDROOM 3

14' 4" x 7' 5" (4.39m x 2.27m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.



OUTSIDE

The property sits on a generous plot with lawned garden to the front and a driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, side personnel door, double glazed window to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area.



WEBSITE

Our detailed website show 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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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 roughly checked.

GENERAL

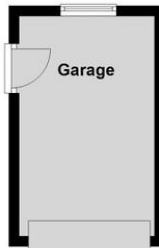
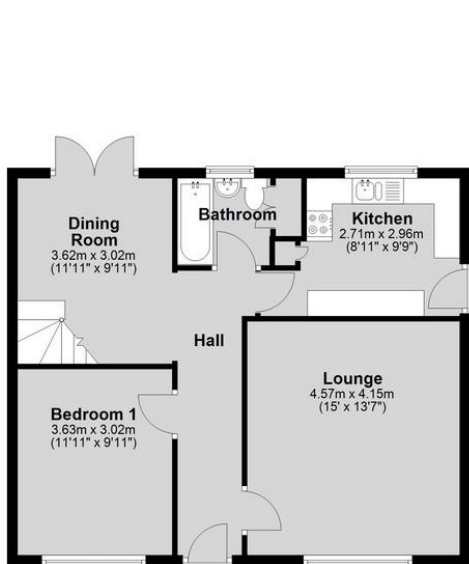
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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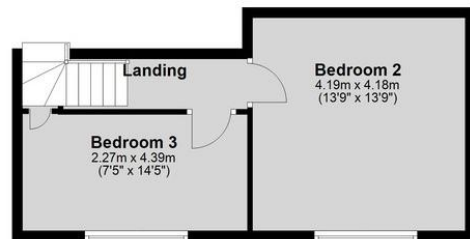
Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 107.4 sq. metres (1155.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

