



- Detached Family Home
- Spacious Throughout
- Beautifully Maintained Gardens
- Sought After Village Location
- Three Double Bedrooms
- Four Piece Bathroom & wc
- Double Garage
- Sold With No Onward Chain

Dawnhill Lane, Hemswell, DN21 5UH
£260,000





Starkey&Brown is delighted to offer for sale this three double bedroom detached family home positioned on Dawnhill Lane within the popular village of Hemswell. Accommodation briefly comprises a welcoming entrance hall, downstairs WC, a comfortable living room with an extended sun room overlooking the rear garden, a separate dining room, a kitchen, and an extended utility room. Rising to the first floor are three double bedrooms, all benefitting from built-in wardrobes, along with a four-piece bathroom suite. Further benefits include oil central heating and uPVC double-glazing throughout. There is a private landscaped rear garden which has been beautifully maintained by the current owners and offers excellent space for relaxing and entertaining. To the front of the property, there is a double garage with ample parking. Dawnhill Lane offers a peaceful setting with nearby local amenities, being in close proximity to Hemswell Cliff, which offers a wide range of shops, schools, and further amenities, and convenient road access to Lincoln and Gainsborough. The property offers spacious living throughout, and viewing is highly recommended. Council tax band: D. Freehold.



uPVC composite door leading to:

Porch

Having uPVC windows to the side and further uPVC door leading to:

Entrance Hall

Carpeted, a radiator, an understairs storage cupboard, and a staircase to the first floor. Further access to:

Living Room

16' 8" x 13' 2" (5.08m x 4.01m)

Laminate flooring, a coved ceiling, an electric fireplace with a mantle, and a radiator. Extension to:

Sun Room

Having uPVC French doors to the rear and uPVC adjacent windows to the side and rear.

Dining Room

10' 4" x 9' 10" (3.15m x 2.99m)

Having a uPVC double-glazed window to the front aspect, a radiator, carpeted, and a coved ceiling. Access to:

Kitchen

10' 4" x 9' 8" (3.15m x 2.94m)

Having a range of wall and base units with countertops, an integrated electric oven, an integrated microwave, a half electric and half gas bottle hob with an overhead extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, a granite composite sink with mixer tap, a uPVC double-glazed window to the side aspect, laminate flooring and a radiator. Access to:

Utility

Having a uPVC double-glazed window to the rear aspect, a range of base and wall units with a countertop, space and plumbing for a washing machine, laminate flooring, a breakfast bar, and loft access, a granite composite sink with mixer tap, partially tiled walls, and a radiator, a uPVC composite door leading to the side, and the oil boiler.

Downstairs WC

A frosted double-glazed window to the front aspect, a low-level WC, a wash hand basin, tiled flooring, partially tiled walls, a wall-mounted storage cupboard, and a radiator.

First Floor Landing

Feature window to the front aspect, an airing cupboard housing the hot water tank, loft access, a radiator, and carpeted. Further access to bedrooms.

Bedroom 1

13' 9" x 11' 5" (4.19m x 3.48m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, a built-in triple wardrobe, and overstairs bedside furniture.

Bedroom 2

11' 5" x 11' 3" (3.48m x 3.43m)

Having a uPVC double-glazed window to the rear, built-in wardrobes, carpeted, a radiator, and a triple wardrobe.

Bedroom 3

10' 5" x 8' 8" (3.17m x 2.64m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, a built-in desk, cabinet storage, and a built-in wardrobe.

Family Bathroom

8' 8" x 8' 5" (2.64m x 2.56m)

Four-piece suite comprising a low-level WC, a panelled bath, a wash hand basin with under storage, a walk-in shower cubicle, partially tiled walls, tiled flooring, and a frosted double-glazed window to the front aspect.

Outside Front

Driveway for multiple vehicles, a lawned area with a cherry blossom tree, and access to both sides. Access to the double garage.

Double Garage

Having two up-and-over doors, power, and electric.

Outside Rear

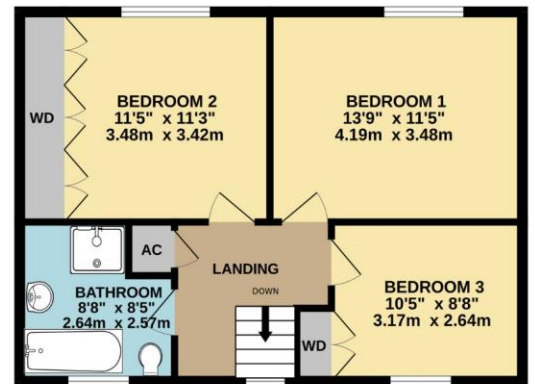
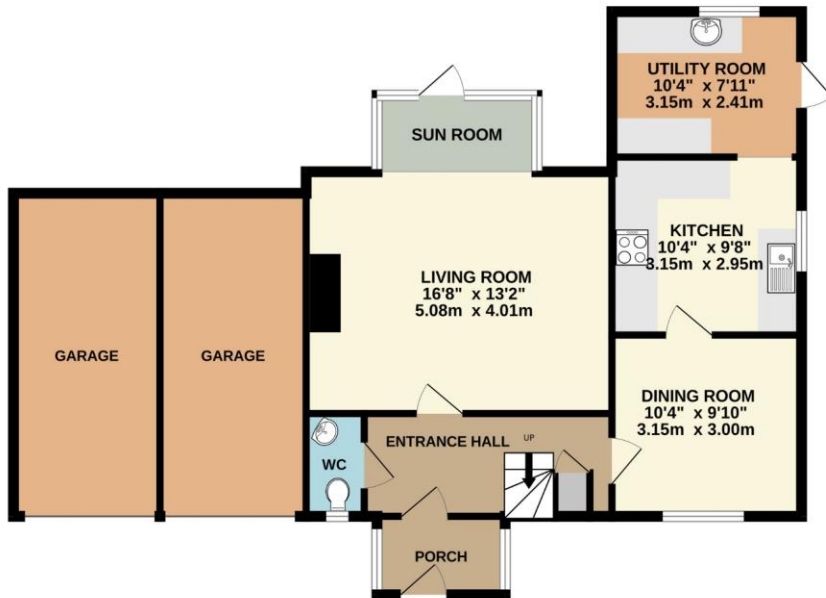
A patio area, beautifully maintained garden with mature shrubs and hedges, a variety of flower beds, a timber-built shed, fully fenced surround, outside tap, lighting, access to both sides, and an oil tank.





GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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