



## 19 The Granthams

Dunholme, LN2 3SP



Book a Viewing!

**£350,000**

A spacious Four Bedroom Detached Family Home, extended to create versatile living accommodation and occupying a larger than average corner style plot with wrap around gardens in the highly sought after village of Dunholme. Offered for sale with No Onward Chain, the property provides generous internal space, multiple reception areas and excellent flexibility for modern family living, while also presenting a fantastic opportunity for buyers looking to modernise and put their own stamp on a well proportioned long term home in a desirable village location north of Lincoln. The accommodation comprises of an Entrance Porch, Inner Hallway, Lounge, Dining Area, Kitchen, Family Room, Utility Room, Downstairs WC and integral garage. To the First Floor there are Four Bedrooms and a Wet Room. Externally, the property benefits from a generous wrap around garden, driveway parking and solar panels.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – D.**

**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

### ENTRANCE HALL

Accessed via a UPVC door with frosted glazing and accompanied by a frosted side window.

### HALLWAY

With radiator, under stairs storage cupboard, stairs rising to the first floor, access to the lounge and kitchen.

### LOUNGE

14' 3" x 13' 1" (4.34m x 3.99m) A generous front facing reception room with UPVC double glazed window and radiator, offering a comfortable family living space.

### DINING AREA

10' 3" x 9' 5" (3.12m x 2.87m) Flowing directly from the kitchen, UPVC window to the rear aspect overlooking the garden, radiator and ample space for a family dining table.

### KITCHEN

10' 7" x 9' 5" (3.23m x 2.87m) Fitted with a range of wall and base units with laminate work surfaces, incorporating a 1½ bowl sink with mixer tap, spaces for appliances, double electric oven with extractor over and built-in storage cupboards. UPVC window to the rear aspect overlooking the garden.

### FAMILY ROOM

15' 11" x 12' (4.85m x 3.66m) A fantastic additional reception space offering great flexibility, dual aspect windows to the front and side and sliding/bifold doors opening onto the rear garden, ideal for entertaining or family use. Radiator and internal access through to the dining area.

### UTILITY ROOM

Fitted with stainless steel sink and drainer, work surfaces, plumbing for appliances and frosted UPVC door providing access to the rear garden and additional side window.

### DOWNSTAIRS WC

Fitted with WC and frosted UPVC window.

### FIRST FLOOR LANDING

Providing access to all four bedrooms and wet room, with built-in storage cupboards (one housing the boiler), UPVC window to the side aspect and access to loft void.

### BEDROOM ONE

15' 11" x 12' (4.85m x 3.66m) A spacious double bedroom with UPVC window to the front aspect and radiator.

### BEDROOM TWO

11' 8" x 9' 5" (3.56m x 2.87m) A rear facing double bedroom with UPVC window overlooking the garden, built-in storage cupboard and radiator.

### BEDROOM THREE

12' x 8' 3" (3.66m x 2.51m) A further double bedroom with UPVC window to the front aspect and radiator.





#### BEDROOM FOUR

9' 1" x 8' 2" (2.77m x 2.49m) A flexible fourth bedroom, ideal as a home office, nursery or guest room, with UPVC window to the front aspect and radiator.

#### WET ROOM

Fitted as a wet room with a floor drain, featuring a mains-fed shower, pedestal wash hand basin and WC. Finished with tiled splashbacks, radiator, extractor and a frosted UPVC window to the rear aspect, along with vanity wall cupboard storage.

#### INTEGRAL GARAGE

16' 7" x 7' 11" (5.05m x 2.41m) With manual up-and-over door, power and lighting, side window and internal access via the utility room.

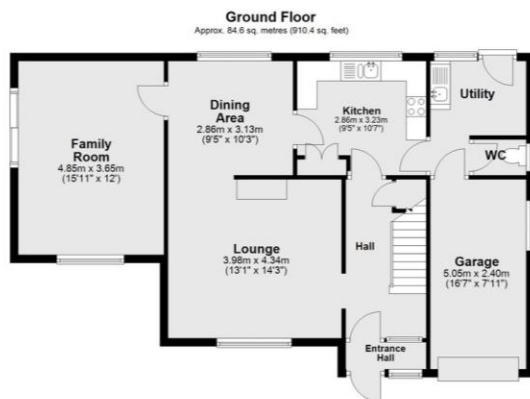
#### OUTSIDE

The property occupies a generous corner plot with wrap around gardens.

To the front, there is a block paved and concrete driveway providing off-street parking and access to the garage, alongside a lawned area with pathway leading to the entrance.

To the rear and side, the gardens are predominantly laid to lawn, featuring a range of mature trees and established hedging, creating a private and spacious outdoor setting. The plot benefits from ramped access to both the front and rear, with access around the entire property, an outside tap and a garden shed, offering excellent practicality and plenty of potential.

The property also benefits from fitted solar panels.



Total area: approx. 147.7 sq. metres (1589.8 sq. feet)

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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.

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#### 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.

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