



- Detached Family House
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms

- Double Garage & Parking
- Popular Village Location
- Catchment Area For William Far CofE
- EPC Rating: 72C

Nursery Close, Dunholme, LN2 3UP
£390,000



Starkey & Brown are delighted to represent for sale this detached four-bedroom family home, situated within the popular village of Dunholme. The property offers spacious and versatile accommodation arranged over two floors, boasting four bedrooms, three reception rooms, a conservatory, a kitchen breakfast room, two bathrooms and a separate WC, with a Jack and Jill WC serving two of the bedrooms.

The ground floor comprises a welcoming entrance hall with useful understairs storage and a downstairs WC, an extensive lounge with a bay window to the front aspect, a separate dining room and a dedicated study, ideal for those working from home. The lounge also provides access to a brick-built conservatory overlooking the rear garden. Completing the ground floor is a spacious kitchen breakfast room, fitted with a range of eye and base-level units and integrated appliances.

To the first floor are four generously proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. Bedrooms two and four also benefit from access to a Jack and Jill WC, whilst a separate family bathroom serves the remaining accommodation. The landing further provides access to an airing cupboard and the loft, which is insulated, boarded and fitted with a pull-down ladder.

Outside, the property enjoys a landscaped, low-maintenance rear garden, predominantly paved and complemented by decorative planting areas, mature shrubs, flower beds and a wooden pergola. The garden also provides access to a double garage, whilst the front of the property features a decorative garden and driveway parking for two vehicles. The property is situated in the popular village of Dunholme, which offers a range of local amenities, including primary and secondary schooling, a doctor's surgery and a Co-op food store. The property is also conveniently positioned for William Farr Church of England Comprehensive School in nearby Welton, with further amenities available in both villages. Lincoln city centre is approximately 15 minutes away, with regular bus services providing additional transport links.

For further information or to arrange a viewing, please contact Starkey & Brown today. Council tax band: E. Freehold.



Entrance Porch

Featuring a uPVC surround and uPVC entrance door leading into the entrance hall.

Entrance Hall

Featuring tiled flooring, a single radiator, stairs rising to the first floor and access to the downstairs WC.

Downstairs WC

Fitted with a low-level WC and hand wash basin unit.

Lounge

25' 9" max x 12' 2" (7.84m x 3.71m)

A spacious reception room featuring a uPVC double-glazed bay window to the front aspect, two radiators, and a coved ceiling. Access is provided to the conservatory.

Conservatory

12' 11" x 10' 3" (3.93m x 3.12m)

Brick-base and uPVC construction, featuring a single radiator and French doors leading out to the rear garden.

Study

6' 11" x 6' 6" (2.11m x 1.98m)

Featuring a uPVC double-glazed window to the rear aspect, a single radiator and a coved ceiling.

Dining Room

11' 7" x 12' 11" (3.53m x 3.93m)

Featuring a uPVC double-glazed window to the front aspect, a single radiator and a coved ceiling.

Kitchen Breakfast Room

15' 4" x 12' 2" (4.67m x 3.71m)

Fitted with a range of eye-level and base-level units, with integrated appliances including a double oven, grill and microwave. There is also space for a fridge-freezer and plumbing for laundry appliances. Further features include uPVC double-glazed windows to the rear aspect and a uPVC door to the side aspect providing access to the rear garden.

First-Floor Landing

Providing access to four bedrooms, the family bathroom, and an airing cupboard housing the hot water cylinder. There is also loft access, with the loft being insulated, boarded, and fitted with a pull-down ladder.

Bedroom 1

12' 2" x 13' 3" (3.71m x 4.04m)

Featuring a uPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling. Access is provided to the en-suite shower room.

En-Suite

5' 2" x 8' 5" (1.57m x 2.56m)

Fitted with a shower cubicle, pedestal hand wash basin, low-level WC and a uPVC double-glazed obscured window to the front aspect. Further features include tiled flooring and a tiled wall surround.

Bedroom 2

11' 10" x 10' 3" (3.60m x 3.12m)

Featuring a uPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling. Access is provided to the Jack-and-Jill WC.

Bedroom 3

12' 2" x 11' 10" (3.71m x 3.60m)

Featuring a uPVC double-glazed window to the rear aspect, a single radiator and a coved ceiling.

Bedroom 4

10' 11" x 11' 5" (3.32m x 3.48m)

Featuring a uPVC double-glazed window to the rear aspect, a single radiator, and a coved ceiling. Access is provided to the Jack-and-Jill WC.

Jack & Jill WC

Fitted with a low-level WC, hand wash basin unit, and a single radiator.

Family Bathroom

8' 4" x 7' 4" max (2.54m x 2.23m)

Fitted with a bathtub, low-level WC, and pedestal hand wash basin. Further features include a uPVC double-glazed obscured window to the rear aspect, tiled flooring, partially tiled walls, an extractor unit, a coved ceiling, and a single radiator.

Outside Rear

The landscaped rear garden is enclosed by fenced boundaries and is predominantly paved, with decorative garden areas, mature shrubs, plants, and flower beds. There is also a wooden pergola, side access to the front of the property, and access to the double garage.

Double Garage

17' 1" x 17' 1" (5.20m x 5.20m)

Featuring a personal access door, manual up-and-over door, power, and lighting.

Outside Front

A decorative front garden with driveway parking for two vehicles.

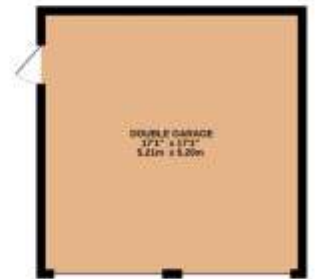
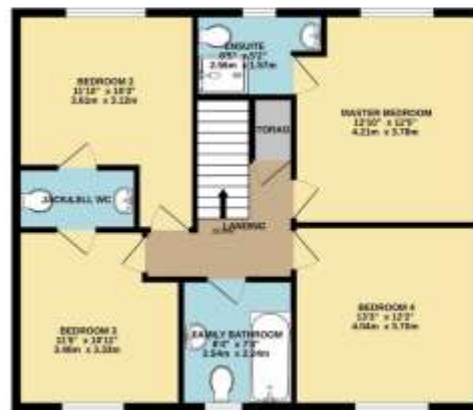




GROUND FLOOR
786 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.

2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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Important Information:

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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