



- Modern Detached Cottage
- 4 Bedrooms & 2 Bathrooms
- Immaculately Presented Throughout
- Built by Ablehomes in 2001
- Secure Garden accessed via Electric Gates
- Double Garage
- Beautiful Surroundings & Street Address
- Catchment Area for William Far C of E School

1 Woods End, Dunholme, LN2 3FT  
£450,000





Evergreen Cottage presents a superb opportunity to purchase a beautifully upgraded modern home, originally built by Newark based Ablehomes in 2001. This small, select development was designed to evoke a traditional countryside cottage feel, and this particular home has been transformed by the current owners since 2021. With a rigorous schedule of improvements including a new Howdens kitchen, electric gates, new windows and doors, and a modern boiler, this property offers "turn-key" living in a highly sought-after village location within the catchment area of William Farr C of E. The home opens into an inviting entrance hall with a practical understairs cupboard for coats and shoes. The heart of the home is the dual-aspect lounge, a bright and airy space featuring bespoke fitted cabinetry with ambient lighting, wood flooring, and French doors leading to the garden. Across the hall, the formal dining room offers a pleasant view of the front greenery and also features wood flooring. The stylish Howdens kitchen has been designed with high-quality cabinetry and premium AEG appliances, including a gas hob, oven, and integrated fridge-freezer. This space flows into a breakfast seating area overlooking the garden. Supporting the kitchen is a practical utility room with a recently serviced boiler (approx. 3 years old) and a convenient ground-floor WC with decorative tiled flooring. A spacious landing with loft access leads to four well-appointed bedrooms. The master suite is a standout feature, offering built-in wardrobes and a private, modern en-suite with a walk-in shower and vanity basin. Bedroom three also benefits from built-in storage, while the remaining bedrooms are served by a contemporary four-piece family bathroom featuring a bathtub and separate shower unit. The loft is mostly boarded with a pull-down ladder, providing excellent additional storage. The exterior is as impressive as the interior. The front overlooks a lush green space maintained by the Parish council, offering a sense of openness and privacy. A wide shared driveway leads to newly fitted double electric gates (Sep 2025), opening onto a secure private parking area and a substantial double garage. The garage is equipped with power, lighting, and a boarded loft space above; it has also been recently maintained with new gutters and springs in 2026. The rear garden is designed for low-maintenance entertaining, featuring artificial turf, patio areas, and a dedicated side space for a garden shed or log store. Situated in the desirable village of Dunholme, this home enjoys a peaceful position while being just a short walk from local essentials. Dunholme offers a highly-regarded primary school and it sits within the catchment area for the prestigious William Farr Secondary School in the neighbouring village of Welton, which provides further amenities including a medical centre, library, and a selection of traditional public houses.



## Entrance Hall

An inviting entryway that connects the main living areas. It features stairs leading to the first floor and a handy understairs cupboard for keeping coats and shoes tucked away.

## WC

A useful ground-floor cloakroom fitted with a toilet and wash basin, single radiator, patterned tiled flooring, and an obscured uPVC double-glazed window to the front aspect.

## Lounge

19' 8" x 12' 0" (5.99m x 3.65m)

This large, airy lounge benefits from two uPVC double-glazed windows to the front aspect and French doors that open directly onto the garden filling the space with natural light. It includes bespoke fitted cabinetry with ambient lighting, coved ceiling, two radiators and wood flooring.

## Dining Room

8' 11" x 11' 2" (2.72m x 3.40m)

With a pleasant view over the front garden from the uPVC double-glazed window, the room also features wood flooring and a single radiator.

## Kitchen

18' 7" x 8' 4" min (5.66m x 2.54m)

A stylishly designed HOWDENS kitchen featuring high-quality cabinets and worktops with built-in appliances such as: AEG oven, gas hob with extractor, dishwasher, fridge freezer, pan drawers, and a larder cupboard. It comes equipped with a water softener and includes a breakfast seating area overlooking the garden, with French doors for easy outdoor access. It also has a uPVC double-glazed window to the rear aspect and a single radiator.

## Utility Room

4' 11" x 6' 6" (1.50m x 1.98m)

Having a practical space with eye and base level units with space for a washing machine and dryer, and a wall-mounted gas central heating boiler, approximately 3 years old and serviced in 2025. There is also an external door for added convenience.

## First Floor Landing

Includes a single radiator, an airing cupboard with shelving and a single radiator, a coved ceiling, and loft access. Loft having a pull-down ladder, storage space, fully insulated, mostly boarded, and electric lighting.

## Master Bedroom

12' 5" x 13' 11" (3.78m x 4.24m)

Including a uPVC double-glazed window to the rear aspect, featuring built-in wardrobes, a single radiator, coving, and its own private en-suite shower room.

## En-Suite

8' 4" x 5' 10" (2.54m x 1.78m)

A modern tiled suite comprising a walk-in shower, toilet, and a vanity basin. Includes a single radiator, coving, and an extractor unit.

## Bedroom 2

9' 2" x 12' 0" (2.79m x 3.65m)

Having a uPVC double-glazed window, built in storage cupboard, single radiator, and coving.

## Bedroom 3

9' 0" x 9' 2" (2.74m x 2.79m)

Includes built-in storage, a coved ceiling, and a single radiator.

## Bedroom 4

10' 3" max x 8' 4" (3.12m x 2.54m)

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

## Family Bathroom

11' 1" x 5' 7" (3.38m x 1.70m)

Consisting of a stylish 4-piece suite which includes: walk-in shower, bathtub, low-level WC, pedestal hand wash basin unit. Also having tiled flooring and a half tile surround, single radiator, and uPVC double-glazed obscured window.

## Outside Front

The front of the property is neatly landscaped with a sizeable lawn, mature plants, and a feature path. With the front garden overlooking a luscious green space, which is maintained by the Parish Council. A wide shared driveway provides direct access to a double electric gate (fitted Sep 2025), which leads to the rear garden, parking area, and double garage.

## Outside Rear

To the rear, the garden is well-kept with a mix of artificial turf and patio areas for outdoor dining and entertaining. Additional space to the side, having a garden shed utilised for storage or a log store. The driveway provides plenty of off-road parking and leads to a double garage.

## Double Garage

17' 5" x 17' 11" (5.30m x 5.46m)

Equipped with power, lighting, and a pull down loft ladder reaching a boarded storage space above. Gutters and Springs replaced in 2026.

## Agents Note 1

The vendors have owned the property since 2021 and have managed a rigorous upgrade plan since the purchase. Highlights include the kitchen, electric gates, new windows and doors, and new plumbing work, including a boiler and showers. Internal and external painting was completed throughout, and a protective treatment was also applied externally.

## Agents Note 2

Built by Ablehomes in 2001, the development has a small number of homes built with a traditional countryside feel of cottages.

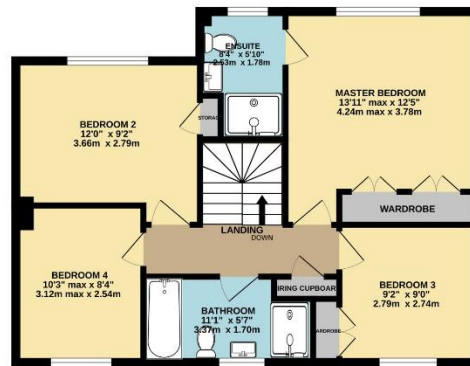
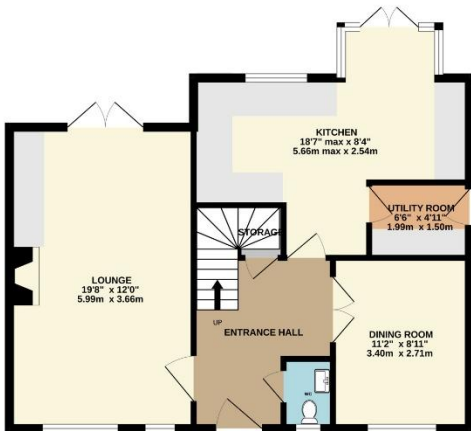




GROUND FLOOR  
664 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
644 sq.ft. (59.9 sq.m.) approx.

2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



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