



**29 Portus Lane**

Dunholme, Lincoln, LN2 3TA

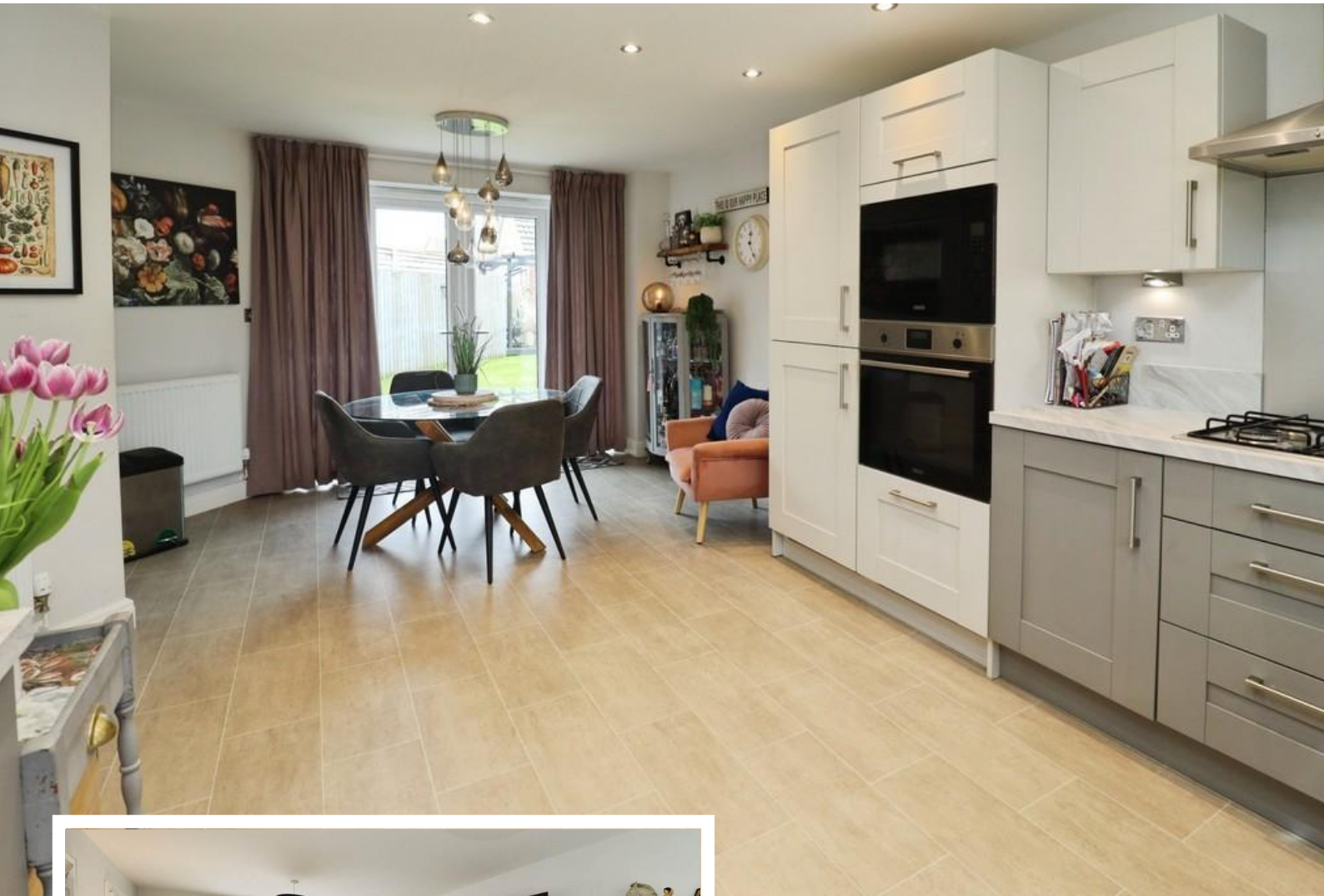


Book a Viewing!

**£315,000**

An immaculate, modern detached family home built by the highly regarded local developer Chestnut Homes, located in the sought after village of Dunholme, just north of Lincoln. This well-presented property offers high specification living throughout. The ground floor features a welcoming entrance hall, cloakroom/WC, a bright and spacious lounge with an attractive bay window and a contemporary open plan kitchen/dining room - perfect for both everyday family life and entertaining. Upstairs, a central landing leads to three bedrooms, including a generous master bedroom with en-suite shower room, alongside a stylish family bathroom. Externally, the property boasts a well-maintained front garden, driveway and single garage. To the rear, you will find a fully enclosed garden - ideal for relaxing, entertaining, or family use. Early viewing is highly recommended to fully appreciate the quality and appeal of this outstanding home. The property is being sold with the added benefit of no onward chain.





**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

With staircase to the first floor, cloaks cupboard and radiator.

### CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit with storage beneath, double glazed window to the front aspect and radiator.

### LOUNGE

19' 8" x 11' 6" (6.00m x 3.53m) With double glazed bay window to the front aspect, double glazed French doors to the rear garden and two radiators.



### KITCHEN/DINER

18' 10" x 11' 0" (5.75m x 3.37m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven and microwave, gas hob with extractor fan over, integrated fridge freezer and dishwasher, space for washing machine, spotlights, under cabinet lights, vinyl tile effect flooring, understairs storage cupboard with shelving, two radiators, double glazed window to the front aspect and double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

With airing cupboard housing the gas fired wall mounted central heating boiler, double glazed window to the rear aspect and radiator.



### BEDROOM 1

11' 11" x 10' 8" (3.64m x 3.26m) With a range of fitted wardrobes, double glazed bay window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with rainfall showerhead, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, part tiled walls, vinyl laminate effect flooring, storage cupboard and two double glazed windows to the front aspect.

### BEDROOM 2

11' 8" x 11' 0" (3.56m x 3.36m) With over stairs storage cupboard, double glazed window to the front aspect and radiator.



### BEDROOM 3

8' 1" x 7' 8" (2.48m x 2.35m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panell ed bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, radiator, part tiled walls, vinyl tile effect flooring and double glazed window to the rear aspect.



## OUTSIDE

To the front of the property there is a garden laid mainly to lawn with a path to the front door and decorative shrubs. There is a driveway providing off street parking and access to the single garage. The garage has an up and over door to the front, personnel door to the rear garden, boarded loft storage, light and power. To the rear there is an enclosed garden laid to lawn with patio seating area and decked seating area with pergola.

In order to comply with the Property Misdescriptions Act 1979 we must point out that the person living at the property is a member of staff at Mundys.

### WEBSITE

Our detailed website shows 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](http://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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

### CWJ, J. Walker and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to

instruct them 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 them 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

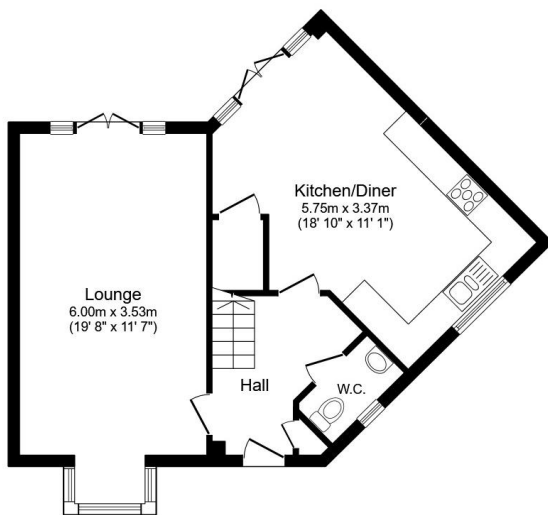
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 are for their own use and the vendors (lessors) for whom they act as Agents given their ethical duty.

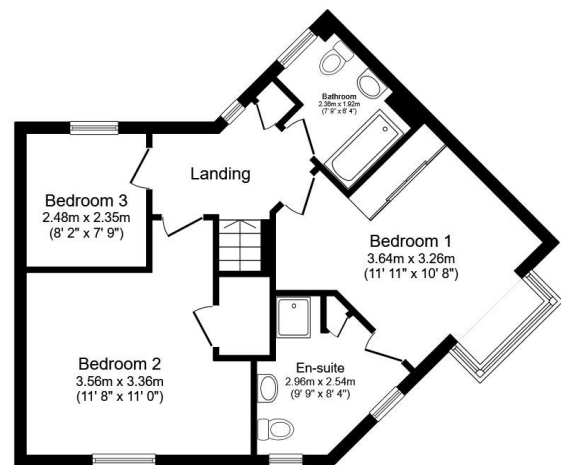
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**Ground Floor**

Floor area 54.2 sq.m. (583 sq.ft.)



**First Floor**

Floor area 54.3 sq.m. (585 sq.ft.)

Total floor area: 108. sq.m. (1,158 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon their own inspection. Powered by your Brochure.

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