

Buy. Sell. Rent. Let.



Lincoln Road, Dunholme



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When it comes to
property it must be


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Asking Price £320,000



Offered with no onward chain, this well-presented three-bedroom detached home enjoys a popular village location in Dunholme. Featuring a spacious lounge, kitchen diner, private rear garden, garage and driveway parking, the property is ready to move straight into and would make an ideal family home.

Key Features

- No onward chain
- Detached family home
- Three bedrooms
- Two double bedrooms
- Spacious Lounge
- Generous kitchen diner
- Four-piece family bathroom
- Private rear garden
- Garage and driveway parking
- Popular village location
- EPC rating C
- Tenure: Freehold



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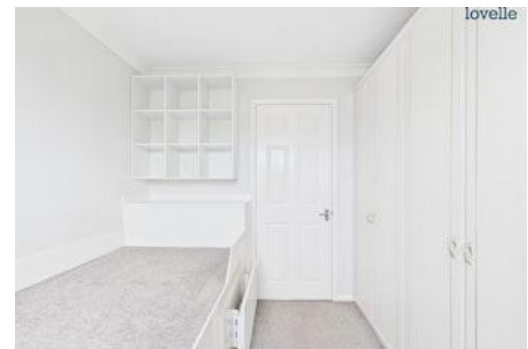
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Lovelle are delighted to present this well-maintained three-bedroom detached home, ideally situated on Lincoln Road in the highly desirable village of Dunholme. Offered to the market with no onward chain, this move-in ready property presents an excellent opportunity for first-time buyers, families, downsizers, and investors alike.

The accommodation is well-proportioned throughout and briefly comprises an entrance hallway, a spacious lounge filled with natural light, and a generous kitchen diner providing the perfect space for everyday family life and entertaining guests. To the first floor are two comfortable double bedrooms, a well-sized single bedroom ideal as a child's room, nursery or home office, and a family bathroom.

Outside, the property continues to impress with a private rear garden featuring a patio seating area and lawn, creating an ideal environment for relaxing, outdoor dining and family enjoyment. To the front of the property is a driveway providing off-road parking, alongside a single garage offering additional parking or useful storage space.

Dunholme remains one of Lincoln's most sought-after villages, benefiting from a range of local amenities including shops, schooling, pubs and excellent transport links into Lincoln City Centre and surrounding areas. Combining practical living space, excellent outdoor areas and a desirable village setting, this attractive detached home is ready for its next owners to move straight in and enjoy.

Entrance Hall

1.74m x 4m (5'8" x 13'1")

Welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

Lounge

3.83m x 4.04m (12'7" x 13'4")

A bright and spacious reception room with ample space for a range of furniture, creating an ideal environment for relaxing and entertaining.

Kitchen Diner

5.71m x 2.69m (18'8" x 8'10")

A well-appointed kitchen with a range of fitted units, work surfaces and space for appliances. The dining area comfortably accommodates a family dining table, making it a fantastic social hub of the home.

Landing

1.89m x 2.19m (6'2" x 7'2")

Providing access to all first-floor accommodation and loft access.

Bedroom One

3.04m x 3.72m (10'0" x 12'2")

A generous double bedroom overlooking the rear aspect with space for freestanding furniture.

Bedroom Two

3.04m x 3.11m (10'0" x 10'2")

A further well-proportioned double bedroom.

Bedroom Three

2.62m x 2.78m (8'7" x 9'1")

A good-sized single bedroom, ideal as a child's room, nursery, dressing room or home office.

Family Bathroom

2.63m x 1.7m (8'7" x 5'7")

Fitted with a four-piece suite comprising panel bath with separate shower, wash hand basin and WC.

Outside

Driveway providing off-road parking and access to the detached single garage. At the rear a pleasant enclosed garden predominantly laid to lawn with a patio seating area, ideal for outdoor entertaining and enjoying the warmer months.

Garage

2.73m x 5.63m (9'0" x 18'6")

A useful detached garage offering secure parking, storage or workshop potential.

Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

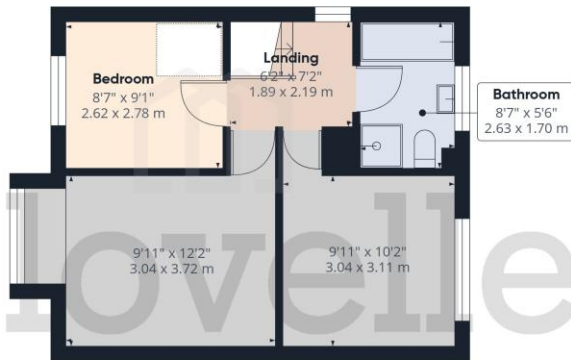
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

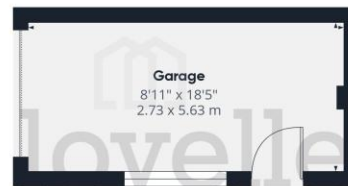




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area²
983 ft²
91.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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