



**6 Four Seasons Close,  
Dunholme, LN2 3BT**



Book a Viewing!

**£585,000**

A superb Executive Four Bedroom Detached Family Home, pleasantly positioned at the end of a quiet cul-de-sac within the highly sought after village of Dunholme. Extended and significantly improved by the current owners, the property offers spacious, versatile and beautifully presented accommodation finished to an exceptional standard throughout. The well planned living space comprises an Entrance Porch leading into a welcoming hallway, Cloakroom/WC, Family Room, elegant Lounge and additional Sitting Room, providing flexible reception space ideal for modern family living. At the heart of the home is a high specification contemporary Kitchen fitted with integrated appliances, seamlessly flowing into a Dining Room and complemented by a matching Utility Room. To the First Floor, a generous Landing gives access to Four well appointed and Spacious Bedrooms. The impressive Principal Suite benefits from a Dressing Area and stylish En-suite Shower Room, while Bedroom Two also enjoys its own En-suite facilities. A modern Family Shower Room serves the remaining bedrooms. Externally, the property boasts a substantial block paved driveway providing ample off-street parking, a double garage and a beautifully landscaped rear garden, perfect for both entertaining and relaxation. Viewing of this outstanding family home is highly recommended to fully appreciate the quality, space and enviable position on offer.



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### SERVICES

All mains services available. Under floor heating to the ground floor and gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – E.**

**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 PORCH

With storage cupboard and laminate flooring with underfloor heating.

### HALL

With staircase to the first floor, under stairs storage cupboard, spotlights and laminate flooring with underfloor heating.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit with storage beneath, tiled walls, laminate flooring with underfloor heating, spotlights and double glazed window to the front aspect.



### FAMILY ROOM

13' 8" x 9' 8" (4.19m x 2.95m) With double glazed window to the front aspect, spotlights and laminate flooring with underfloor heating.

### KITCHEN

15' 2" x 10' 7" (4.64m x 3.23m) Fitted with a modern range of wall and base units with complementary work surfaces over, 1½ bowl undermount sink with side drainer and mixer tap over, twin eye-level electric ovens and an induction hob with extractor fan, integrated appliances including a dishwasher, fridge and freezer, along with a breakfast bar providing an ideal space for informal dining. The room is finished with laminate flooring with underfloor heating and inset spotlights, creating a stylish and practical kitchen space.



### DINING ROOM

12' 8" x 11' 2" (3.88m x 3.42m) With double glazed windows to the side and rear aspects, double glazed French doors to the rear garden, spotlights and laminate flooring with underfloor heating.

### UTILITY ROOM

10' 7" x 5' 6" (3.23m x 1.70m) With a range of wall and base units to compliment the kitchen with work surfaces over, integrated washing machine and microwave, undermount sink with side drainer and mixer tap over, laminate flooring, spotlights and door to the rear garden.



### LOUNGE

24' 9" x 14' 1" (7.56m x 4.30m) With double glazed French doors to the rear garden, spotlights and laminate flooring with underfloor heating.



#### SITTING ROOM

15' 7" x 10' 11" (4.75m x 3.35m) A wonderfully versatile room with double glazed French doors to the front driveway, double glazed window to the side aspect, door to the garage, spotlights and laminate flooring with underfloor heating.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

24' 8" x 10' 9" (7.52m x 3.28m) Originally two separate bedrooms, this impressive space has been thoughtfully reconfigured to create a superb master suite. The room benefits from double glazed windows to both the front and rear aspects, a dedicated dressing area fitted with a comprehensive range of built-in wardrobes, laminate flooring, inset spotlights and two radiators.



#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, radiator, inset spotlights and double glazed window to the rear aspect.

#### BEDROOM 2

13' 0" x 8' 6" (3.97m x 2.61m) With double glazed window to the rear aspect, fitted wardrobe, laminate flooring, inset spotlights and radiator.



#### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator and inset spotlights.

#### BEDROOM 3

13' 0" x 8' 4" (3.97m x 2.55m) With double glazed window to the rear aspect, fitted wardrobe, laminate flooring, inset spotlights and radiator.

#### BEDROOM 4

11' 6" x 7' 9" (3.52m x 2.37m) With double glazed window to the front aspect laminate flooring, inset spotlights and radiator.



#### FAMILY SHOWER ROOM

Fitted with a stylish three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator, inset spotlights and double glazed window to the front aspect.



## OUTSIDE

To the front of the property there is a generous block paved driveway providing off street parking and access to the double garage. To the rear of the property there is a landscaped enclosed garden, paved for ease of maintenance.

## DOUBLE GARAGE

With two electric up-and-over doors to the front, light, power and personnel door to the sitting room.



## 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

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## REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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 RCS Home Buyer Reports, call 015 22 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 these 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

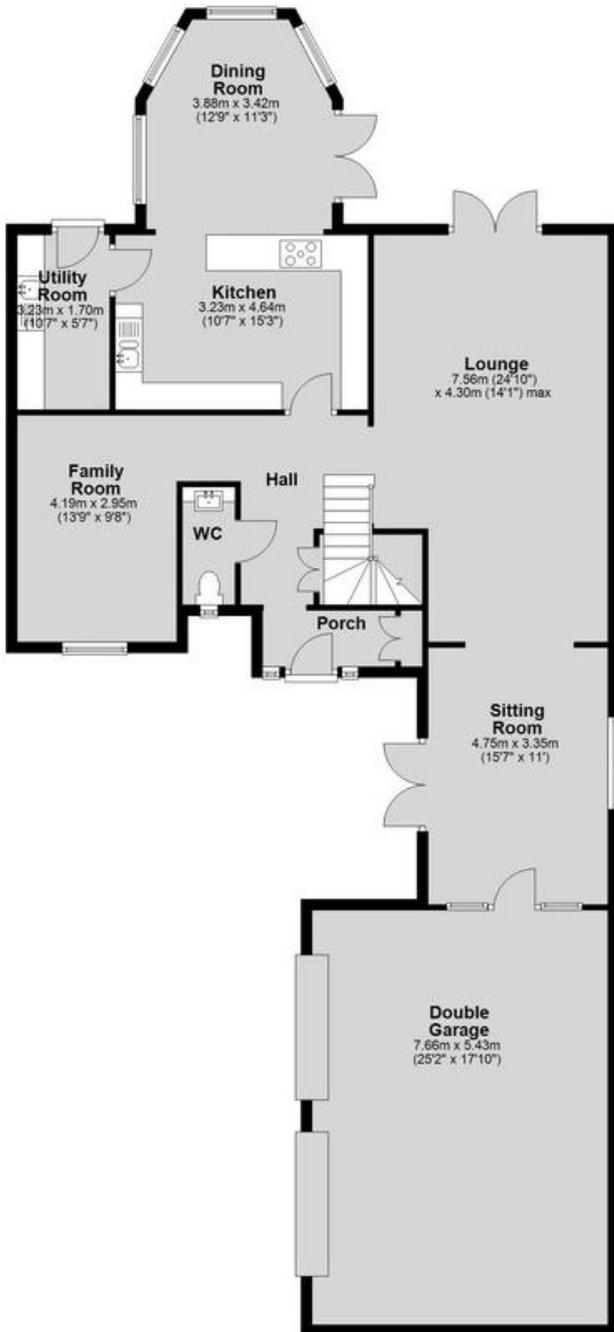
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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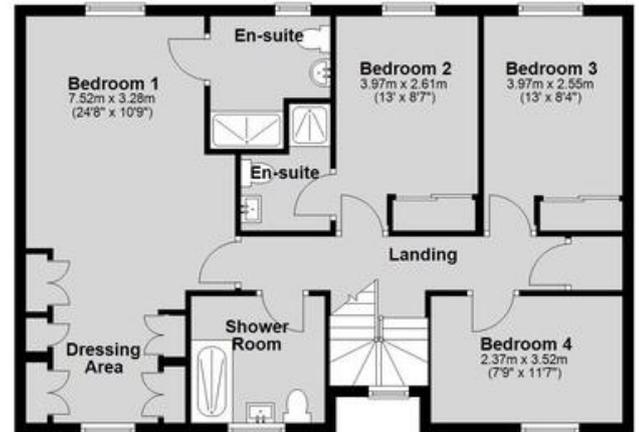
### Ground Floor

Approx. 152.5 sq. metres (1641.0 sq. feet)



### First Floor

Approx. 81.1 sq. metres (873.2 sq. feet)



Total area: approx. 233.6 sq. metres (2514.2 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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