



Honeyholes Lane, Dunholme Lincoln LN2 3SQ



welcome to

Honeyholes Lane, Dunholme Lincoln

Investment opportunity – A two bedroom detached bungalow in the popular village of Dunholme, offered for sale with tenants in situ.



Situated within the popular village of Dunholme, this two bedroom detached bungalow is offered for sale with tenants in situ, making it an excellent investment opportunity.

The accommodation comprises an entrance hall leading to a spacious sitting room, a kitchen/diner, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a front garden with ample off road parking, a garage and an enclosed rear garden providing outdoor space for residents to enjoy.

Dunholme is a well-regarded village located to the north of Lincoln, offering a range of local amenities and convenient access to the city centre. Viewing is highly recommended to appreciate the accommodation and investment potential on offer.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Sitting Room

16' x 14' (4.88m x 4.27m)

Kitchen/Diner

16' 4" x 9' (4.98m x 2.74m)

Bedroom One

12' x 10' (3.66m x 3.05m)

Bedroom Two

12' x 10' (3.66m x 3.05m)

Bathroom

Front Exterior

Rear Garden

Garage

27' 4" x 9' (8.33m x 2.74m)



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welcome to

Honeyholes Lane, Dunholme Lincoln

- TWO BEDROOM DETACHED BUNGALOW
- BEING SOLD WITH TENANTS IN SITU
- IDEAL INVESTMENT OPPORTUNITY
- AMENITIES CLOSE BY
- VIEWING ADVISED

Tenure: Freehold EPC Rating: D
Council Tax Band: B

directions to this property:

By car: approximately 6.5–9 miles depending on your destination within Lincoln. Typical journey time is 10–20 minutes via the A46.

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR123708](https://www.williamhbrown.co.uk/Property/LCR123708)



Property Ref:
LCR123708 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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