



- 50% Shared Ownership
- 2 Double Bedrooms
- Kitchen/Diner
- Low Maintenance Rear Garden
- Well Maintained Throughout
- 2 Allocated Parking Spaces
- Family Bathroom & WC
- Sought After Location

Chadwick Road, Dunholme, LN2 3RW  
£98,000 - Leasehold



50% SHARED OWNERSHIP. Starkey&Brown is pleased to offer for sale this 2 double bedroom terrace house on Chadwick Road in Dunholme. The property is 2 years old with 1 previous owner. Accommodation briefly comprises lounge, kitchen/diner and a downstairs WC. Rising to the first floor are 2 double bedrooms and a family bathroom. To the front of the property there is 2 allocated parking spaces and overlooks the local play park. To the rear of the property there is a lawn and patio area. The village of Dunholme is well regarded due to it's close proximity to William Farr CofE secondary school one of the highest rated senior schools in Lincolnshire, furthermore the village has a range of amenities such as a regular bus service to and from Lincoln city centre and a Co-op foodstore. To arrange a viewing contact Starkey&Brown. Council tax band: A. Leasehold.



## Lounge

Fully carpeted, uPVC double glazed window to front aspect and composite front door. Room for open storage space under the stairs. Radiator and aerial point. Access into:

## Kitchen Diner

12' 9" x 12' 7" max (3.88m x 3.83m)

A uPVC double glazed window to front aspect, composite door to rear, a range of base and wall units, sink and drainer with mixer taps, cupboard housing boiler (serviced annually), plumbing for washing machine, 4 ring gas hob, integral oven, extractor, radiator and space for small dining table. Access into:

## WC

Having low level WC, wash hand basin, radiator and extractor fan.

## First Floor Landing

Fully carpeted, radiator, storage cupboard and loft access.

## Bedroom 1

16' 7" x 10' 5" (5.05m x 3.17m)

Having uPVC double glazed window to front aspect, radiator, fully carpeted, thermostat and storage cupboard over the stairs.

## Bedroom 2

16' 7" x 8' 10" (5.05m x 2.69m)

Having uPVC double glazed window to rear aspect, radiator and fully carpeted.

## Family Bathroom

Having panelled bath with overhead shower, low level WC, wash hand basin, extractor fan, tiled splash back and a radiator.

## Outside Front

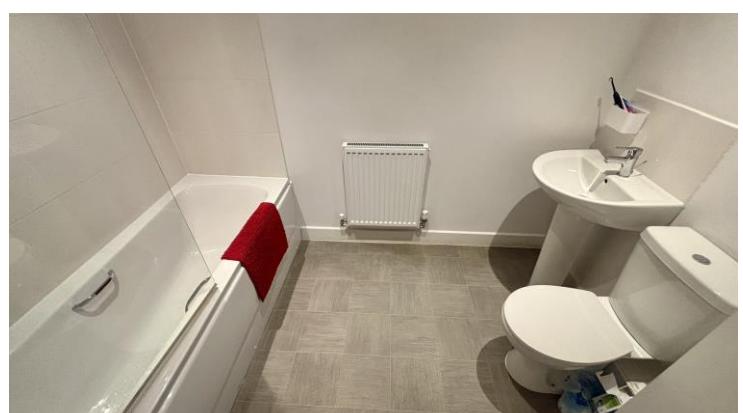
Overlooking the local play park and 2 allocated parking spaces.

## Outside Rear

Having lawn and patio area and a fully enclosed fence.

## Agents Note

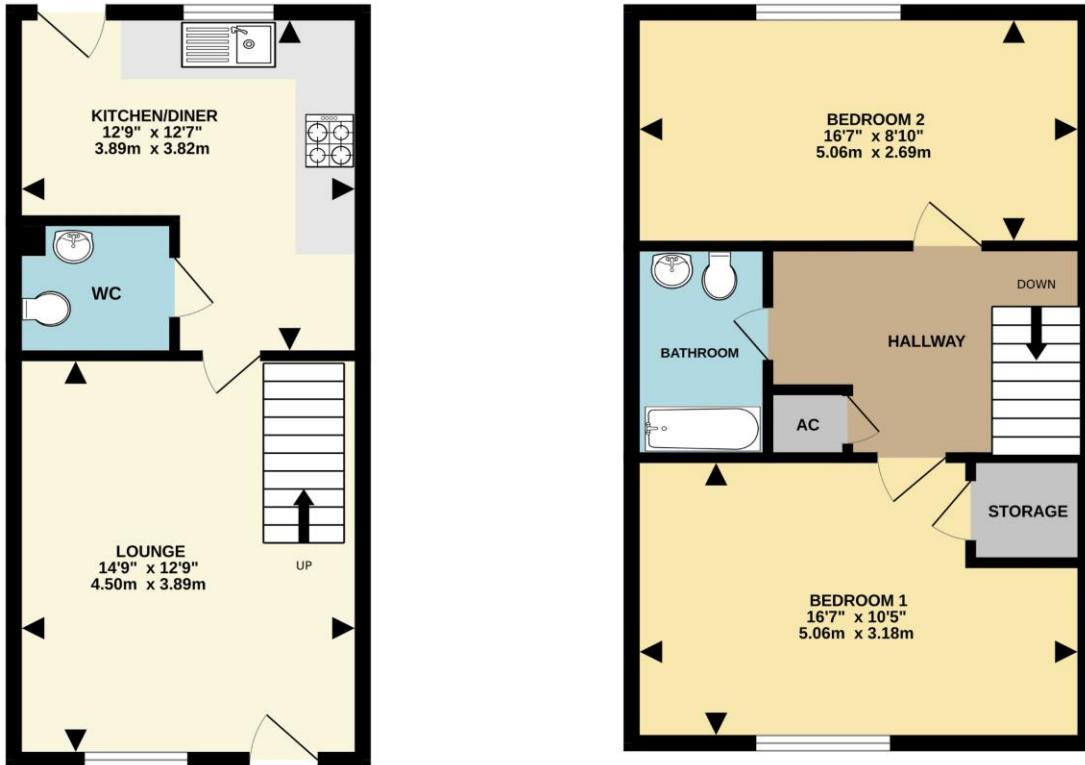
50% Shared Ownership with Longhurst Group Lease Length - 990 Years from 31/05/2023. Service charges of 259.26 per calendar month. Please enquiry for more information.





GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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