



- Detached Dormer Bungalow
- In Need Of Some Modernisation
- Large Rear Garden
- Sold With No Onward Chain

- Three Bedrooms
- Detached Single Garage
- Popular Residential Area
- Village Location

Merleswen, Dunholme, LN2 3SL  
£260,000



Starkey&Brown is delighted to present this three-bedroom, chalet-style property positioned on Merlswen within the highly desirable village of Dunholme. Offered for sale with no onward chain, the property has had only one previous owner since 1965. It has been lovingly maintained over the years and presents a fantastic opportunity for buyers looking to modernise and create their ideal home in a popular village location. The accommodation briefly comprises an entrance hall leading into a spacious lounge with sliding patio doors opening into a conservatory creating an additional reception space overlooking the garden, a kitchen diner, a ground-floor family bathroom, and a ground-floor bedroom offering flexible living. Upstairs, the first floor features two generous double bedrooms, both benefiting from useful eaves storage. Externally, the property boasts a concrete driveway, a single garage with a personal door leading onto the rear garden, and a generous. A particular highlight of the property is the generous rear garden which offers an excellent outdoor space with substantial lawn area and a patio seating area. Further benefits includes gas central heating with the boiler approximately 2 years old and benefits from a full service history and uPVC double-glazing throughout. Dunholme is a highly regarded village offering an excellent range of local amenities, including schools, local shops, a doctor's surgery, a Co-op, and regular bus routes directly into Lincoln City Centre. Council tax band: C. Freehold.



## Access via a uPVC composite door

### Entrance Hall

Carpet flooring and a radiator, a useful understairs storage cupboard, and a staircase leading to the first floor. Access leading into:

### Living Room

22' 8" x 10' 11" (6.90m x 3.32m)

Having a uPVC double-glazed window to the front aspect. Carpet flooring, a radiator, and uPVC glass sliding doors leading directly into:

### Conservatory

11' 5" x 7' 9" (3.48m x 2.36m)

Wooden double-glazed windows to the rear aspect. Sliding doors leading out to the rear garden.

### Kitchen Diner

12' 9" x 9' 10" (3.88m x 2.99m)

Fitted with a range of matching base and wall units with countertops. Tiled splashbacks and a stainless steel sink with a mixer tap and space for a small dining table. Space for a fridge-freezer, space for a freestanding electric oven, space and plumbing for a washing machine, and a dishwasher. A uPVC double-glazed window to the rear aspect, a radiator, and a UPVC door leading out to the side aspect.

### Bedroom 1

9' 11" x 9' 10" (3.02m x 2.99m)

Having a uPVC double-glazed window to the side aspect. Carpet flooring and a radiator.

### Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, and a corner shower cubicle with an overhead electric shower. Fully tiled walls and tiled flooring, a frosted double-glazed window to the rear aspect, and a radiator.

### First Floor Landing

Carpet flooring and a built-in storage cupboard. Separate airing cupboard housing the gas central heating boiler (The boiler is approximately 2 years old and has been serviced). Access to Bedrooms 2 and 3.

### Bedroom 2

14' 6" x 11' 6" (4.42m x 3.50m)

Having a uPVC double-glazed window to the front aspect. Eaves storage, carpet flooring, and a radiator.

### Bedroom 3

11' 11" x 9' 11" (3.63m x 3.02m)

Having a uPVC double-glazed window to the rear aspect and eaves storage. Carpet flooring and radiator.

### Front & Parking

Concrete-laid driveway providing off-street parking. Lawned area accented with mature plants. Gated access leading to the side and rear of the property. Access to the single garage.

### Garage

Having an up-and-over main door, power, and lighting. A personal side door leading directly into the rear garden

### Rear Garden

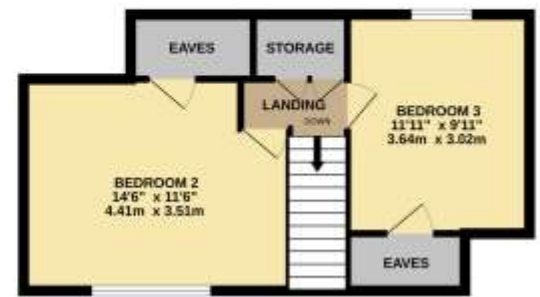
A generous outdoor space mostly laid to lawn. Fully enclosed with a mixture of fenced and hedged borders. Features a timber-built storage shed. Beautiful array of established flower beds and shrubs. Patio seating area.





GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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