



**Pennyway, 37 Lincoln Road,
Dunholme, LN2 3QU**



Book a Viewing!

£495,000

An exquisite and extensively improved four bedroom detached bungalow, occupying a generous non estate plot of approximately 0.23 acres (STS) in the highly sought after village of Dunholme. Beautifully extended, the property offers exceptional living accommodation centred around a stunning open plan lounge, kitchen and dining area, featuring vaulted ceilings and bi-fold doors that open onto the rear garden, creating a wonderful sense of space and light. Further accommodation includes a welcoming entrance hall, spacious utility room and cloakroom/WC. There are four well proportioned bedrooms, including a superb principal bedroom with en-suite shower room, alongside a luxurious four piece family bathroom. Externally, the property enjoys attractive lawned gardens to the front, a gravelled driveway providing ample off road parking, and a generous enclosed rear garden ideal for family living and entertaining. A former single garage, currently used for storage and benefiting from light and power. Viewing is highly recommended to fully appreciate the quality, space and setting of this outstanding home.





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 HALL

With tiled flooring, radiator and spotlights.

LOUNGE

19' 9" x 17' 1" (6.03m x 5.21m) With double glazed bi-fold doors to the rear garden, two double glazed windows to the side aspects, personnel door to the garage, tiled flooring, two radiators and vaulted ceiling with spotlights.

DINING ROOM

17' 5" x 10' 7" (5.32m x 3.24m) With double glazed window to the side aspect, tiled flooring, radiator and spotlights.



KITCHEN

19' 9" x 10' 9" (6.03m x 3.29m) Fitted with a high specification range of wall and base units with work surfaces over, Belfast sink with mixer tap over, two integrated dishwashers, spaces for American fridge freezer and Range cooker, breakfast bar, double glazed bi-fold doors to the rear garden, glazed window to the side aspect, tiled flooring and vaulted ceiling with spotlights.

UTILITY ROOM

10' 6" x 10' 5" (3.21m x 3.20m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, spaces for washing machine and tumble dryer, tiled flooring, double glazed window to the side aspect and door to the garden.



CLOAKROOM/WC

With close coupled WC, wash hand basin and double glazed window to the side aspect.

BEDROOM 1

17' 4 (max)" x 11' 10" (5.28m x 3.63m) With double glazed window to the front and side aspects and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, radiator and spotlights.

BEDROOM 2

12' 0" x 8' 9" (3.67m x 2.67m) With double glazed window to the front aspect and radiator.



BEDROOM 3

11' 11" x 8' 11" (3.64m x 2.72m) With double glazed window to the side aspect and radiator.

BEDROOM 4

10' 1" x 8' 0" (3.09m x 2.44m) With double glazed window to the side aspect, storage cupboard and radiator.

BATHROOM

Fitted with a luxurious four piece suite comprising of freestanding bath tub, walk-in shower cubicle with rainfall shower, close coupled WC and wash hand basin on a vanity style stand, tiled flooring, radiator, spotlights and double glazed window to the side aspect.



OUTSIDE

Occupying a generous plot of approximately 0.23 acres (STS), the property enjoys attractive and well maintained outdoor space. To the front, a lawned garden is complemented by a gravelled driveway providing ample off road parking for multiple vehicles. The enclosed rear garden is a particular highlight, mainly laid to lawn and featuring a patio seating area, together with a raised, covered decked terrace with a stone built feature fireplace, creating an ideal space for outdoor entertaining. The property also benefits from a former single garage, currently utilised as a useful storage area, with light and power connected and personnel doors providing access to both the lounge and rear garden.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council .

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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](https://www.mundys.net)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 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 the 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 roughly 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

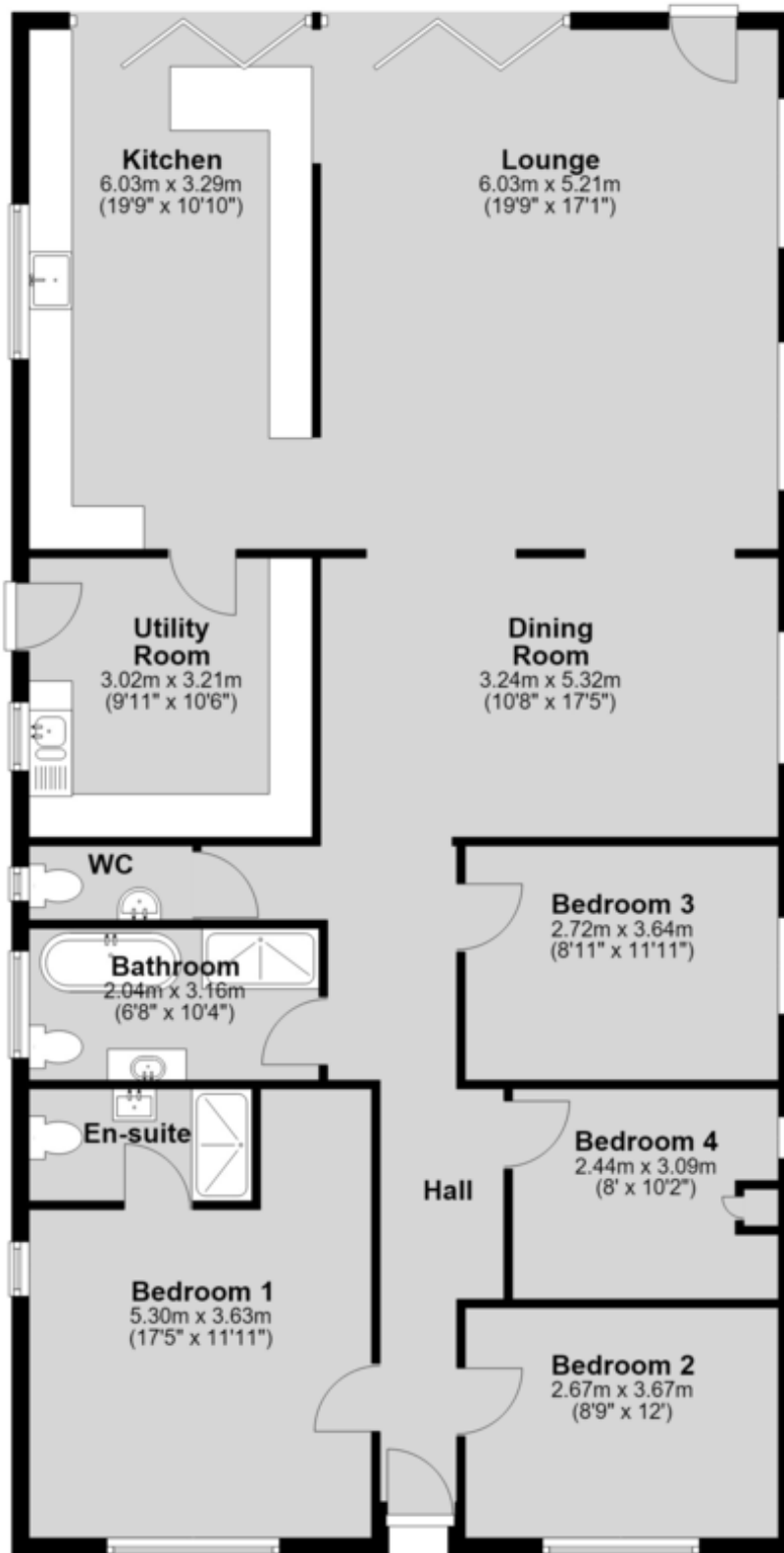
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Ground Floor

Approx. 149.6 sq. metres (1610.1 sq. feet)



Total area: approx. 149.6 sq. metres (1610.1 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 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.

