





- Extended Detached Family Home
- Annexe Living
- 5/6 Bedrooms

  Versatile Accommodation
- Extensive Driveway Parking
- Large Open Plan Living Space
- Generous Rear Garden
- Great School Catchment Area

Watery Lane, Dunholme, LN2 3QW
£525,000

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Starkey & Brown are delighted to offer for sale this spacious and versatile family home situated in the popular village of Dunholme, to the north of Lincoln.

Being extended in 2021 the property boasts generous and flexible accommodation. The home provides five bedrooms within the main house, together with a self-contained annex incorporating an additional bedroom, living & kitchen space and shower room, making it ideal for multi-generational living, dependent relatives, older children or those seeking additional accommodation for guests. It also has the potential for a home office and would be ideal for those who run a business from home.

The property provides accommodation over two floors, with the property benefitting from an impressive open-plan kitchen, dining and living area which is the centre point of the home. A separate utility room and 3 bathrooms in total are also available, as well as a range of useful storage facilities.

Externally, the home comes with an extensive plot with a large driveway and generous rear garden ideal for a growing family. The home is quietly positioned adjacent to the village beck, which offers a scenic outlook throughout the seasons.

The village of Dunholme is highly sought after due to amenities within the village and the neighbouring Welton, great school catchment area to William Farr CofE Secondary School and Dunholme St Chad's CofE Primary School, a Co-op food store and pharmacy, a doctor's surgery, and many more amenities, including a regular bus service.

For further details and viewing requests, please contact Starkey&Brown.

Council tax band: E. Freehold.



Entrance Hall
Accessed via a composite front entrance door, the entrance hall features wood-effect flooring, a radiator, built-in cloak cupboard, a useful built-in reading and storage nook and a uPVC window.

Kitchen, Dining & Living Area
An impressive open-plan living space featuring wood-effect flooring and five-panel bi-folding doors spanning the rear elevation, providing an excellent outlook over the garden and allowing plenty of natural light into the room. There are clearly designated areas for both dining and living, with an entertaining and dining space for a large family. The kitchen area provides a modern Shaker-style kitchen fitted with a range of eye-level and base units and counter worktops, breakfast bar, double Belfast sink, integrated dishwasher, bin cupboard and extractor. Further features include a media fireplace and two vertical radiators.

Annexe Living Space
A versatile additional living area incorporating a modern Shaker-style kitchen fitted with a range of eye-level and base units with worktop surfaces and a breakfast bar. Integrated appliances include a dishwasher, Neff oven and microwave, together with a two-ring Neff hob. Further features include a Vaillant boiler, wood-effect flooring, two radiators, two windows, multiple power and media points, and a glass-panelled external door providing access to the garden.

Annexe Utility Room
Having a uPVC window to the side aspect, composite external door to the side aspect, radiator, wood-effect flooring, and space and plumbing for a washing machine and tumble dryer.

Annexe Bedroom (6)
A further bedroom within the annexe, featuring a uPVC window to the side aspect, storage cupboard, radiator and wood-effect flooring.

En-Suite WC
Fitted with a WC, hand wash basin, chrome heated towel rail and extractor fan, with wood-effect flooring.

Shower Room
Fitted with a WC, vanity unit incorporating a hand wash basin, chrome heated towel rail, and electric shower. Further features include a large wall-in shower panel and decorative tiling to the basin and shower areas.

First Floor Landing
Having a radiator, loft access and an airing cupboard housing the hot water cylinder.

Bedroom 1
A spacious bedroom featuring three uPVC windows, two radiators, integrated alcove shelving and a useful storage cupboard within the eaves.

Bedroom 2
Having a uPVC window to the rear aspect, radiator and ample space for bedroom furniture and a desk.

Bedroom 3
Having a uPVC window to the front aspect, with a radiator and space for a wardrobe.

Bedroom 4
Having a uPVC window to the rear aspect, a radiator, and space for a wardrobe.

Bedroom Five/Home Office
Currently utilised as a home office, this versatile room benefits from a uPVC window to the front aspect and a radiator.

Family Bathroom
Features a modern 4-piece arrangement which includes a bathtub, low-level WC, vanity hand wash basin unit, and shower cubicle. Features a heated towel rail and a uPVC obscured window to the rear aspect.

Outside Front
Features a large driveway with space for multiple vehicles. Access to an EV charging point and a garage, which comes with power, lighting, and a powered roller door.

Outside Rear
A spacious lawn area ideal for a growing family, with the village beck running adjacent to the garden and providing a scenic walking route. The garden is completed with a patio area, which also has a covered space.











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Approx Gross Internal Area
203 sq m / 2181 sq ft



Ground Floor
Approx 127 sq m / 1362 sq ft

First Floor
Approx 76 sq m / 819 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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 vendors/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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