



**26 Portus Lane**  
Dunholme, LN2 3TA



Book a Viewing!

**£300,000**

A beautifully presented Three Bedroom Detached Family Home, positioned within highly regarded Chestnut Homes development and enjoying a pleasant setting set back from the road behind an open green space. Offering spacious and well balanced accommodation throughout, this impressive home combines contemporary fittings with practical family living, having been well maintained by its original owner from new. The accommodation comprises of an Entrance Hallway, Lounge, Kitchen/Diner, Utility Room and Downstairs WC. To the First Floor there are Three Double Bedrooms, with the Principal Bedroom benefiting from an En-suite, alongside a Family Bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**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.



## ACCOMODATION

### ENTRANCE HALL

A welcoming entrance space with laminate flooring, radiator and stairs rising to the First Floor, providing access to the Lounge, Kitchen/Diner and WC.

### WC

Fitted with a WC and wash hand basin, laminate flooring, radiator and extractor.

### LOUNGE

18' 5" x 9' 10" (5.61m x 3m) A spacious and inviting Reception Room with laminate flooring, radiator and UPVC double glazed window to the front aspect. Double glazed French doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living.

### KITCHEN/DINER

18' 5" x 8' 11" (5.61m x 2.72m) A modern and well equipped kitchen fitted with a range of wall and base units, complemented by laminate work surfaces. Features include a 1 1/2 bowl stainless steel sink with mixer tap, gas hob with extractor over, electric oven, integrated microwave and space for a fridge freezer. A UPVC double glazed window overlooks the rear garden, while the layout allows ample space for a dining table, ideal for family meals and entertaining.

### UTILITY ROOM

A practical addition with laminate worktop, plumbing for washing machine and space for tumble dryer. Fitted storage cupboards and a UPVC door provide access to the rear garden, with additional understairs storage.

### FIRST FLOOR LANDING

Providing access to all Three Bedrooms and the Family Bathroom, with built-in storage cupboard housing the wall mounted gas combi boiler, loft access, radiator and UPVC window to the rear aspect.

### BEDROOM 1

14' 6" x 8' 11" (4.42m x 2.72m) A generous rear facing Principal Bedroom with UPVC double glazed window, radiator, fitted sliding wardrobes and access to the En-suite.

### EN-SUITE

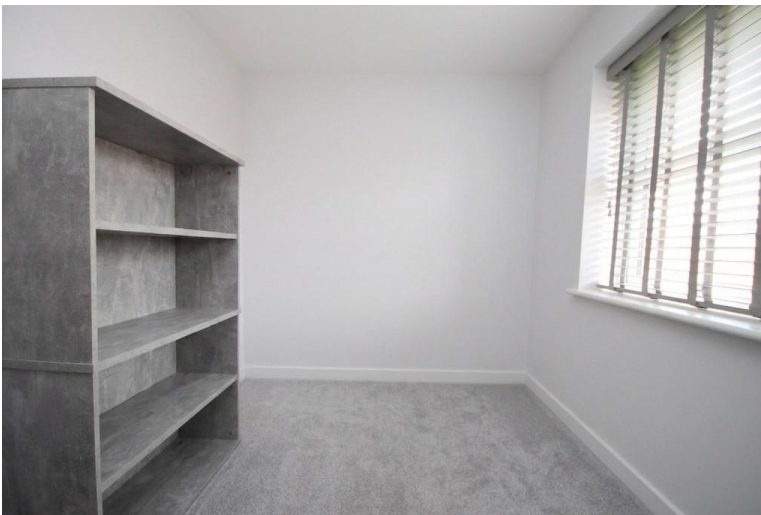
Fitted with a three piece suite comprising of shower cubicle, WC and wash hand basin with vanity storage. Finished with tiled splashbacks, laminate flooring, radiator, extractor and frosted UPVC window.

### BEDROOM 2

11' 1" x 9' 6" (3.38m x 2.9m) A front facing Double Bedroom with UPVC double glazed window and radiator.

### BEDROOM 3

9' 6" x 7' (2.9m x 2.13 m) A further Bedroom with a UPVC double glazed window to the rear aspect and radiator. Currently utilised as a Home Office, this is a versatile space well suited for use as a Guest Bedroom, Nursery or Study.





## FAMILY BATHROOM

A modern three piece suite comprising of bath with mains shower over, WC and wash hand basin with vanity storage. Finished with tiled splashbacks, laminate worktop detailing, radiator, extractor and frosted UPVC window.

## OUTSIDE

Set back from the road behind a pleasant green space, the property enjoys a sense of privacy and curb appeal. To the rear, there is a generous garden mainly laid to lawn with a patio seating area, ideal for outdoor dining, along with pedestrian access to the detached garage. A further gated access leads to a tucked away driveway providing parking for two vehicles, positioned within a quiet shared cul-de-sac setting.

## GARAGE

16' 7" x 8' 11" (5.05m x 2.72m) Fitted with an electric roller shutter door, power, lighting and useful rafter storage.



### 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](http://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

Sils & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co., Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### 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

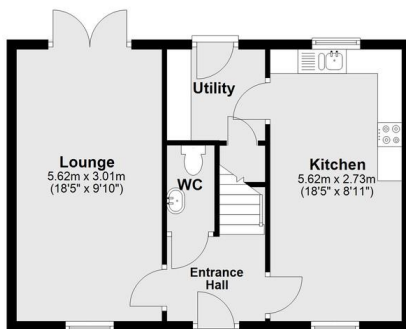
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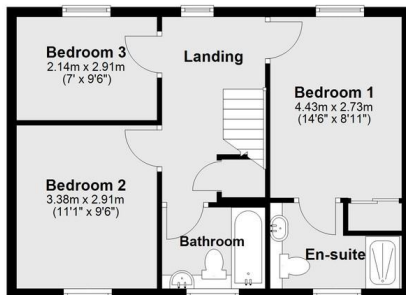
### Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



### First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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 are 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.



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