



12A Oak Avenue
Dunholme, Lincoln, LN2 3QX



Book a Viewing!

£325,000

Tucked away at the end of a quiet cul-de-sac in the village of Dunholme, an immaculate three bedroom detached bungalow with spacious accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, modern Breakfast Kitchen, three Bedrooms and four piece Family Bathroom. Outside is a block paved driveway, attached single garage and low maintenance landscaped gardens. Viewing of this beautiful bungalow is highly recommended and the property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D.

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.



HALL

With storage cupboards, radiator, spotlights and a double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls, two storage cupboards, shaver point and radiator.

LOUNGE

20' 0" x 11' 7" (6.11m x 3.55m) With three double glazed windows to the front aspect, double glazed sliding patio door to the conservatory and two radiators.

DINING ROOM

12' 5" x 8' 7" (3.79m x 2.62m) With double glazed window to the rear aspect and radiator.



CONSERVATORY

13' 6" x 11' 1" (4.14m x 3.38m) With double glazed French doors to the garden, double glazed windows to the front and side aspects, laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM

14' 7" x 9' 1" (4.46m x 2.79m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, Neff eye level electric oven, Neff 5 ring gas hob with extractor fan over, integrated microwave, dishwasher and washing machine, spaces for fridge freezer and tumble dryer, breakfast bar, tiled splashbacks, spotlights and double glazed windows to the side and rear aspects.



STUDY/BEDROOM 3

9' 1" x 7' 10" (2.78m x 2.39m) With Velux window and radiator.

BEDROOM 1

17' 3" x 10' 9" (5.27m x 3.28m) With a range of fitted wardrobes, a double glazed door and window to the garden and radiator.

BEDROOM 2

16' 0" (max)" x 10' 8" (4.88m x 3.27m) With fitted wardrobe, double glazed door and window to the garden and radiator.

BATHROOM

10' 10" x 7' 9" (3.32m x 2.38m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls, spotlights and a double glazed window to the rear aspect.



OUTSIDE

To the front of the property is a large block paved driveway providing off street parking for multiple vehicles and access to the garage. The front garden has a paved seating area, gravelled area and mature shrubs. To the rear of the property is a low maintenance enclosed garden with patio seating area, gravelled area and mature shrubs.



GARAGE

22' 3" x 8' 3" (6.8m x 2.54 m) With up and over door to the front, rear personal door, light and power.

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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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.

CMH, 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 01 522 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

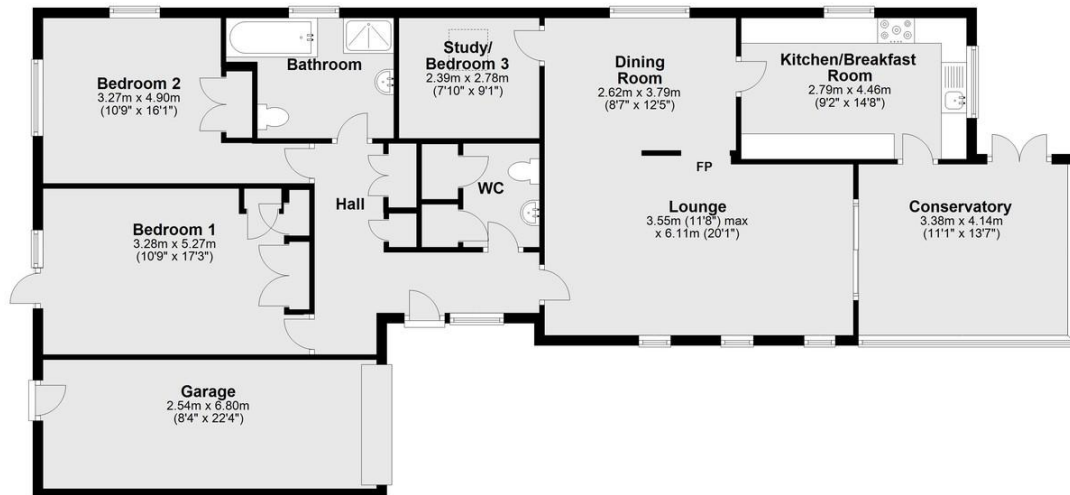
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Ground Floor

Approx. 140.0 sq. metres (1507.0 sq. feet)



Total area: approx. 140.0 sq. metres (1507.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

