



**22 Market Rasen Road, Dunholme,
Lincoln, LN2 3QS**



Book a Viewing!

£650,000

This is a beautiful Detached Family Home, situated on a plot of just under 0.75 acres (STS), set within this picturesque Village of Dunholme. The property benefits from having a wide range of facilities including an Indoor Swimming Pool/Gym, Pizza Hut/Garden Area, a meandering Beck which passes through the middle of the plot, Water Feature and Pond. The internal accommodation comprises of modern fitted Dining Kitchen/ Family Room, Utility Room, integral double Garage, WC, Study, Games Room, Living Room, Conservatory and stairs rising to the First Floor Landing giving access to four well-appointed Bedrooms with En-suite to Bedroom One and Bathroom. Viewing of this property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX – 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.



RECEPTION HALLWAY

With leaded UPVC window and UPVC door to the front aspect, stairs to first floor landing, wooden flooring, doors leading into the WC, kitchen, games room and lounge and an archway into the Cinema Room.

KITCHEN/DINER

6' 19" x 6' 56" (2.31m x 3.25m)

With feature tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral Neff induction hob with extraction above, integral double Neff oven and steam oven, integral fridge and freezer, wall mounted units with complementary splashbacks, space for dining table, log burner, UPVC leaded windows to the rear and side aspects and doors leading to utility room and garden.



UTILITY ROOM

2' 08" x 2' 64" (0.81m x 2.24m)

With door to the garage and UPVC window to the side aspect, wall mounted gas central heating boiler, tiled flooring, wall mounted cupboards and spaces for washing machine, tumble dryer, dishwasher and fridge freezer.

WC

With UPVC leaded window to the front aspect, tiled flooring, radiator, WC and a wash hand basin.

CINEMA ROOM

4' 53" x 3' 34" (2.57m x 1.78m)

With UPVC leaded window overlooking the rear garden, double radiator and wooden flooring.



GAMES ROOM

2' 56" x 1' 98" (2.03m x 2.79m)

With UPVC leaded window to the front aspect, double radiator and fitted shelving.

LOUNGE

6' 72" x 4' 50" (3.66m x 2.49m)

With UPVC leaded window to the front aspect with radiator below, UPVC windows and doors to the rear garden, log burner with tiled hearth and feature wooden surround, glass panelled door to the inner hallway and UPVC double doors to the conservatory.

CONSERVATORY

6' 39" x 3' 02" (2.82m x 0.97m)

With Travertine tiled flooring, UPVC windows and double doors overlooking the rear garden and the beck, feature stone walling and UPVC door to the rear garden.



FIRST FLOOR LANDING

Giving access to four bedrooms and the bathroom with airing cupboard and radiator.

BEDROOM ONE

6' 10" x 4' 03" (2.08m x 1.3m)

With wooden flooring, fitted bedroom furniture and windows overlooking the beck and fields to the front aspect, window overlooking the rear garden, radiator and door to the En-suite.



EN-SUITE

1' 79" x 2' 77" (2.31m x 2.57m)

With UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled walls and chrome towel radiator.

BEDROOM TWO

4' 70" x 4' 25" (3m x 1.85m)

With walk-in UPVC dormer window with views over the garden, radiator, wooden laminate flooring, wash hand basin with vanity cupboard and loft storage area.

BEDROOM THREE

3' 20" x 3' 20" (1.42m x 1.42m)

With UPVC window to the front aspect and radiator.

BEDROOM FOUR

4' 22" x 2' 84" (1.78m x 2.74m)

Currently being used as a dressing room. With UPVC window to the front aspect, radiator and fitted cupboards.

FAMILY BATHROOM

1' 79" x 2' 77" (2.31m x 2.57m)

With UPVC window to the rear aspect, suite to comprise of bath with shower over, WC, his and hers wash hand basins with vanity cupboard, towel radiator and partly tiled walls.



OUTSIDE

To the front of the property there is a five-bar gated driveway giving access over the beck via a bridge to a ample off street parking for multiple vehicles, a covered carport area, a lawned area with bin stores, lawned garden which slopes down to a sunken pathway which walks adjacent to the beck with views over the beck and pond and a paved seating area. To the side and rear of the property there is an extensive lawned garden with mature shrubs and trees, a barbeque area/pizza hut, paved seating area with a covered pergola and a pool house with a full sized swimming pool.

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

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.

CWH and J Walter 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 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

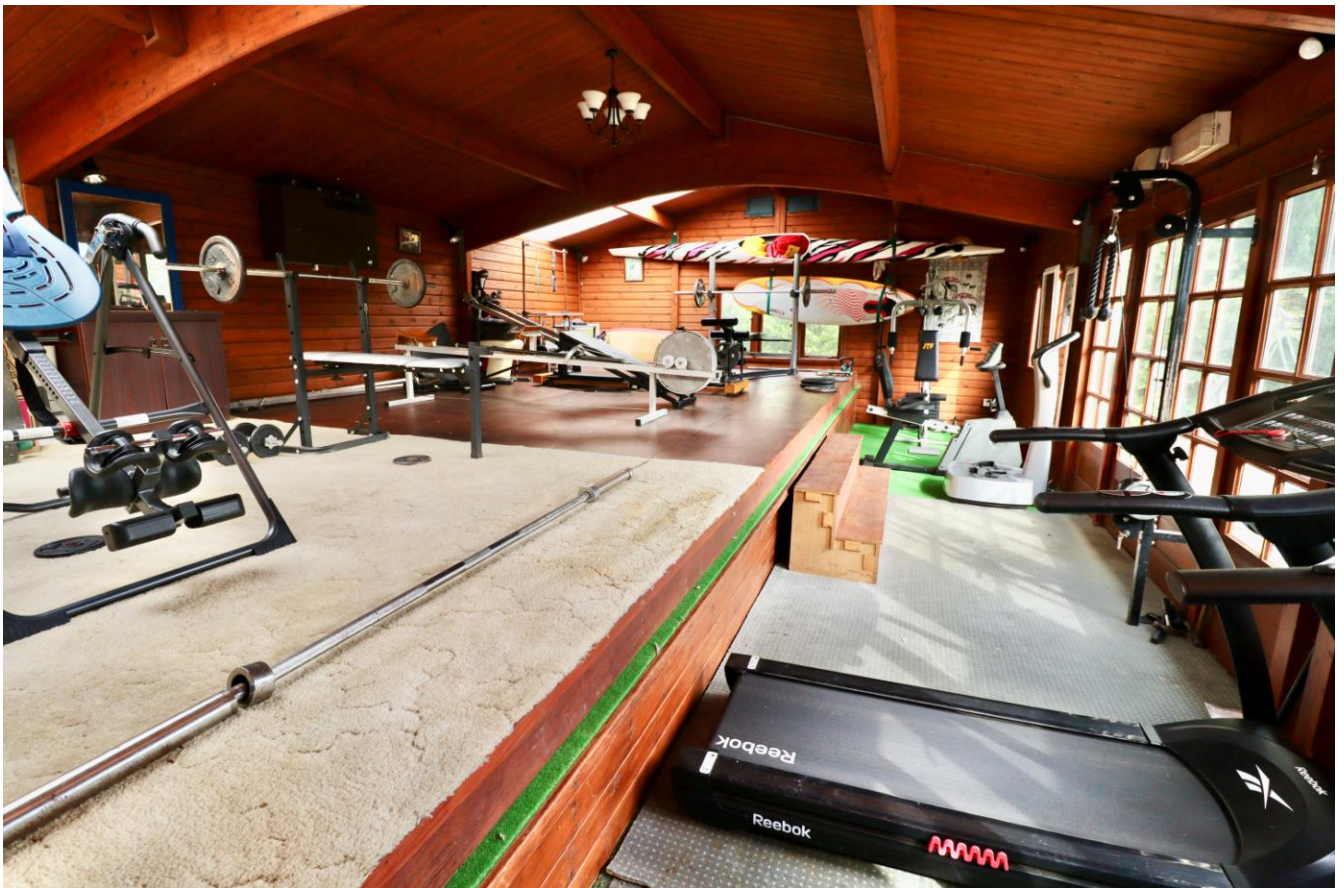
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

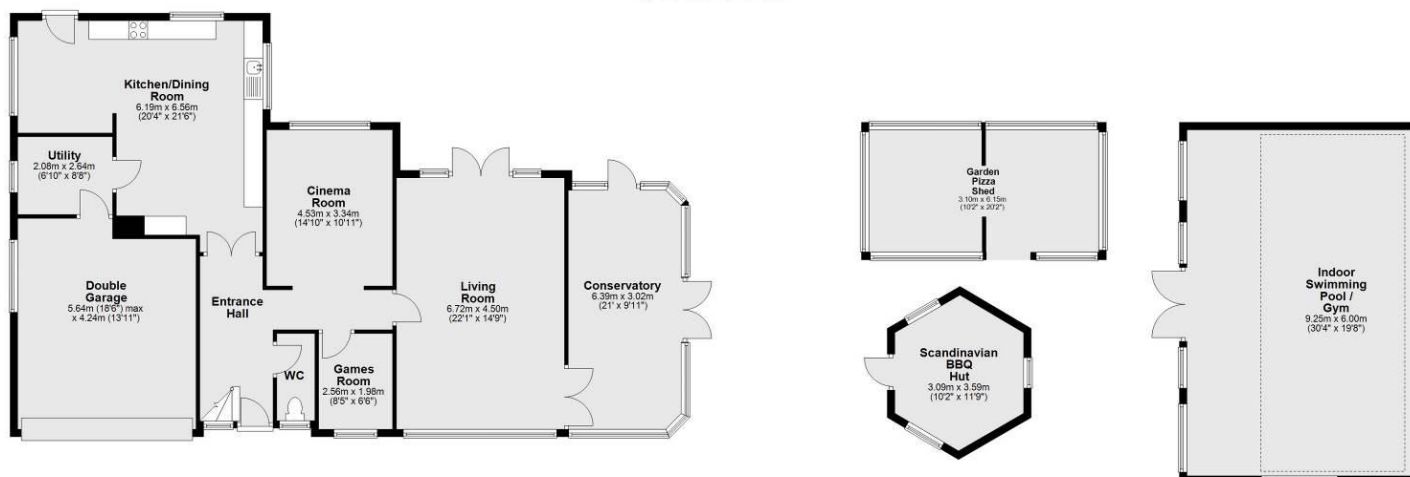
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.





Ground Floor

Approx. 234.2 sq. metres (2520.6 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.8 sq. feet)



Total area: approx. 315.9 sq. metres (3400.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

www.mundys.net