



35 Wentworth Drive
Dunholme, Lincoln, LN2 3UH



Book a Viewing!

£245,000

A three Bedroom Detached Family Home with Garage and Garden, Located in the popular and well-served village of Dunholme, this well-presented and maintained three-bedroom detached family home offers spacious accommodation. The internal accommodation comprises an Entrance Hallway, Lounge, Kitchen Diner, WC and a First Floor Landing leading to three Bedrooms, En-suite to Bedroom 1 and a Family Bathroom. Outside there is a driveway providing off road parking and access to the Integral Garage. To the rear of the property there is a lawned and patio garden. Ideally positioned for local amenities, schools, and commuter routes, this property makes a fantastic family home or long-term investment.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ACCOMMODATION

INNER HALLWAY

WC

With a modern WC, wash hand basin set in vanity unit, wooden flooring, chrome towel radiator and a double glazed window to the front aspect.

LOUNGE

13' 10" x 10' 3" (4.22m x 3.14m) With wall lights, a radiator, wooden flooring and glazed double doors that open into the impressive modern kitchen diner.

KITCHEN/DINER

18' 3" x 9' 0" (5.57m x 2.75m) Fitted with a range of wall and base units, a stainless steel sink with mixer tap, integrated gas hob with extractor above, electric oven and grill, integrated fridge freezer and dishwasher, wooden flooring, ample space for a dining table and sliding patio doors open out to the rear garden.

HALLWAY

FIRST FLOOR LANDING

With access to three well-proportioned bedrooms and the family bathroom.



BEDROOM 1

11' 11" x 9' 5" (3.64m x 2.89m) With a double glazed window to the front aspect, a radiator and benefits from its own en-suite shower room.



EN-SUITE

8' 3" x 3' 10" (2.54m x 1.19m) With shower cubicle, WC, vanity unit with wash basin and partly tiled walls.

BEDROOM 2

11' 3" x 9' 5" (3.45m x 2.89m) With views over the rear garden and a radiator.

BEDROOM 3

7' 10" x 6' 0" (2.41m x 1.84m) With views over the rear garden and a radiator.

BATHROOM

7' 1" x 5' 2" (2.16m x 1.59m) Fitted panelled bath with shower attachment, WC, wash basin, tiled splashbacks, chrome radiator and a window to the side elevation.



OUTSIDE

The property sits on a generous plot with a lawned area to the front, driveway providing off street parking and an integral garage. The rear garden offers a raised paved seating area, lower lawn with timber shed and secure boundaries – ideal for families and entertaining.

GARAGE

14' 4" x 7' 7" (4.37m x 2.33m) With up and over door to the front aspect, power, light and internal access to the property.



WEBSITE

Our detailed website show 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

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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.

CVH, J Walter and Calum 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 thoroughly checked.

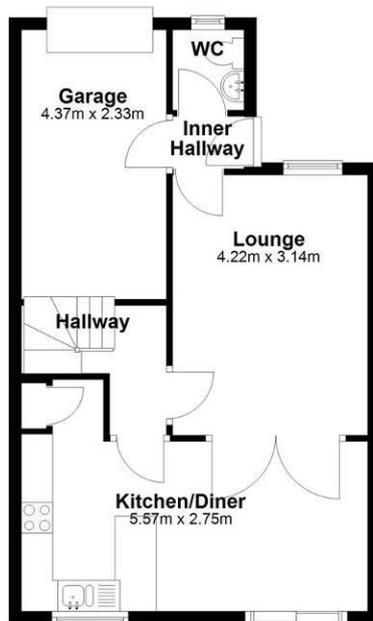
GENERAL

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:

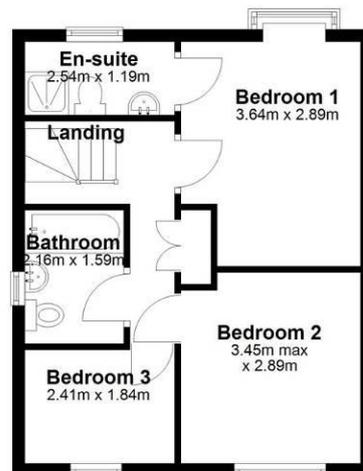
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

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Ground Floor



First Floor



Total area: approx. 85.4 sq. metres

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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.

