

10 Oak Avenue

Dunholme, LN2 3QX

Book a Viewing!

Offers Invited £275,000

Rarely available 2/3 Bedroom Chalet-Style Bungalow occupying a substantial plot of approximately 0.3 acres (STS) and offered for sale with No Onward Chain. Requiring a comprehensive programme of refurbishment and modernisation throughout, the property presents an exceptional opportunity for a purchaser to create a truly individual forever home. Backing directly onto woodland and occupying one of the larger plots in the area, the potential on offer is significant. The accommodation comprises of an Entrance Hall, Lounge/Diner, Sitting Room, Study/Ground Floor Bedroom, Kitchen/Diner, Rear Porch, Two First Floor Double Bedrooms, Two Bathrooms, attached garage and extensive gardens to the front and rear.





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LOCATION

Oak Avenue is situated within the ever popular village of Dunholme, a thriving village approximately five miles north of Lincoln. The village offers an excellent range of everyday amenities including a Co-op Food Store, pharmacy, village hall, doctor's surgery, cafés, takeaway outlets and public houses, creating a strong community feel whilst retaining a pleasant village atmosphere.

The area is particularly popular with families due to its excellent schooling options. Dunholme St Chad's Church of England Primary School serves the village, whilst secondary education is available at the highly regarded William Farr Church of England Comprehensive School in nearby Welton. Additional schooling can also be found in neighbouring villages and Lincoln itself.

For commuters, regular bus services provide convenient access into Lincoln, whilst the A46 and wider road network are readily accessible. Nearby villages including Welton, Nettleham and Scothern provide further amenities, independent shops, cafés and public houses, making Dunholme a highly desirable location for buyers seeking village living with excellent connections.

ACCOMMODATION

ENTRANCE HALL

Accessed via the front entrance door with accompanying side windows.









INNER HALLWAY
With access to the ground floor accommodation, radiator, airing cupboard housing the floor standing gas boiler, hot water cylinder and additional shelving storage and stairs rise to the first floor landing.

LOUNGE/DINER
30' 10" x 12' 11" (9.4m x 3.94m) A substantial full length reception with a bay window to the front elevation, sliding patio doors opening directly onto the rear garden and two radiators.

SITTING ROOM / BEDROOM 3
12' 5" x 12' 4" (3.78m x 3.76m) With window to the front aspect and radiator.

OFFICE
8' 1" x 7' 1" (2.46m x 2.16m) With UPVC window to the side aspect and radiator.

BATHROOM
Ground floor bathroom fitted with a bath, WC and wash hand basin, tiled splashbacks and a UPVC window to the side aspect.

KITCHEN/DINER
15' 1" x 10' 10 max" (4.6m x 3.3m) Fitted with a range of base and wall units, complementary work surfaces, stainless steel sink, space for a cooker and ample room for a dining table, windows to the rear and side aspects and a door leads through to the rear porch.

REAR PORCH
With access to the rear garden.

FIRST FLOOR LANDING
With access to both first floor bedrooms and bathroom, built-in storage cupboards and loft access.

BEDROOM 1
17' 10" x 12' 11" (5.44m x 3.94m) With UPVC window overlooking the rear garden and radiator.

BEDROOM 2
11' 7" x 10' 4" (3.53m x 3.15m) With UPVC window and radiator.

FIRST FLOOR BATHROOM
Fitted with a suite comprising bath, separate shower cubicle with electric shower, WC and wash hand basin, vinyl flooring, radiator and window to the rear aspect.

GARAGE
18' 1" x 9' 3" (5.51m x 2.82m) Attached single garage benefiting from a manual up-and-over door, pedestrian access door and windows.

OUTSIDE
Without doubt one of the property's most impressive features is its outstanding plot. Occupying approximately 0.3 acres, the property sits comfortably back from the road behind established hedging and mature planting, creating an excellent degree of privacy. To the front, there is extensive lawned garden space together with driveway parking for multiple vehicles and access to the attached garage.





The rear garden offers enormous potential and backs directly onto woodland, creating a particularly attractive and private setting. Predominantly laid to lawn and complemented by mature trees, established planting and patio areas, the garden provides a fantastic blank canvas for landscaping and improvement. Combined with the size of the plot and the scope to modernise the property itself, this is a rare opportunity to create a truly exceptional long term family home.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

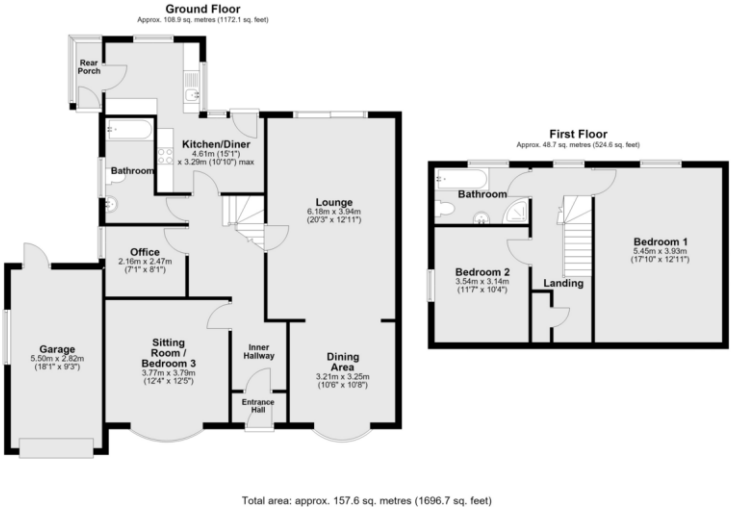
COUNCIL TAX BAND – D (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 157.6 sq. metres (1696.7 sq. feet)

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

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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.

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https://www.mundys.net/referrals/

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
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The Property Ombudsman