



Bishop Close, Dunholme, LN2 3US

- Modern Semi Detached House
- Popular Village Location
- Pleasant Cul-De-Sac Position
- 3 Bedrooms & Master En Suite
- 15'6 Kitchen Diner With French Doors
- Driveway Parking
- Fully Enclosed Rear Garden
- Call Today To View

Draft Particulars - Awaiting Vendors Approval **£192,500**

Residential Sales • Residential Lettings • Land & New Homes • Auctions

Bishop Close, Dunholme, Lincoln, LN2 3US

Starkey&Brown are pleased to offer for sale this semi detached property located in a pleasant cul-de-sac position within the popular village of Dunholme. Accommodation briefly comprises entrance hallway, ground floor WC, 16'3 lounge with stairs rising to first floor, 15'6 max kitchen diner with French doors leading to rear garden, 3 well proportioned bedrooms, en suite shower room to master bedroom and first floor bathroom. Outside the property has generous sized driveway with space for at least 2 vehicles and fully enclosed garden to the rear. Call Starkey&Brown to arrange a viewing!

Entrance Hallway

Having front entrance door, laminate wood effect flooring, radiator and door to lounge.

Ground Floor WC

Having low level WC, pedestal wash hand basin and tiled splash backs, laminate wood effect flooring, radiator and extractor.

Lounge

16' 3" x 12' 4" excluding stairs (4.95m x 3.76m)

Having contemporary coal effect burner fireplace, laminate wood effect flooring, radiator, coved ceiling and stairs rising to first floor.

Kitchen Diner

15' 6" x 9' 4" (4.72m x 2.84m)

Having a range of matching wall and base units, single drainer sink unit with mixer taps over and tiled splash backs, built in oven, hob and cooker hood, integral full height fridge freezer, plumbing for washing machine, ceramic tiled floor, radiator, central heating boiler (combination condensing Ideal central heating boiler installed in 2020 with 10 year guarantee) and French doors leading onto rear garden.

First Floor Landing

Having airing cupboard, coved ceiling and access to loft.

Master Bedroom

12' 10" max x 8' 10" (3.91m x 2.69m)

Having radiator.

En Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, radiator and extractor.

Bedroom 2

10' 0" x 8' 8" (3.05m x 2.64m)

Having radiator.

Bedroom 3

9' 8" x 6' 7" (2.94m x 2.01m)

Being currently utilised as a dressing room and having laminate wood effect flooring and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level WC, tiled floor, radiator and extractor.

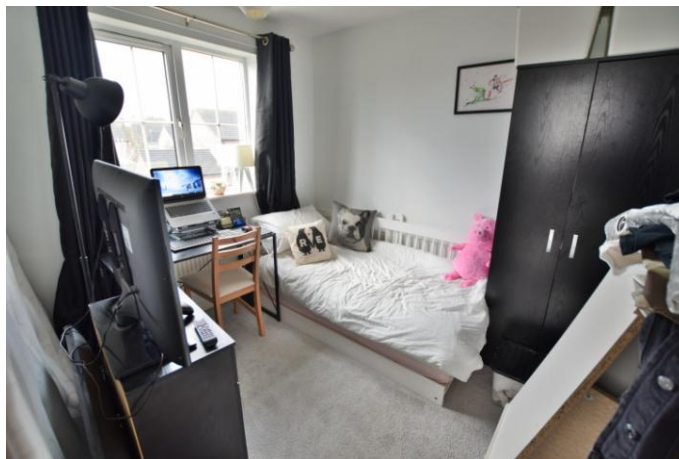
Outside Front

To the front of the property there is a lawned garden area with outside lighting, tarmac driveway with space for 2 vehicles extending to side. Gate at side leading to rear.

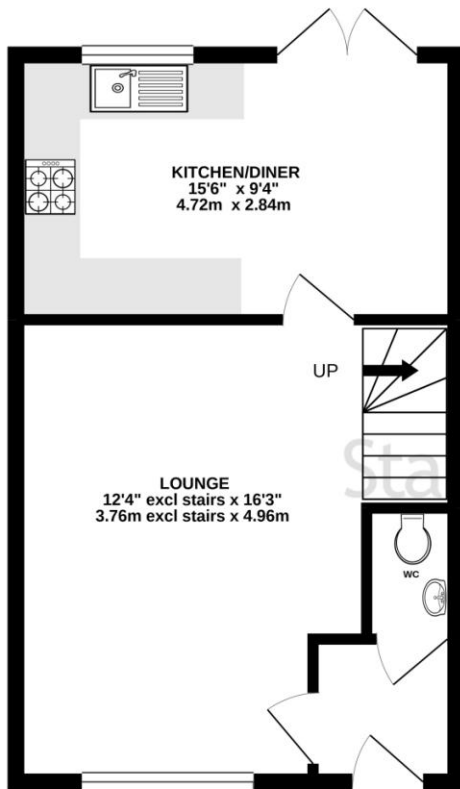
Outside Rear

To the rear of the property there is a fully enclosed lawned garden with paved patio area.

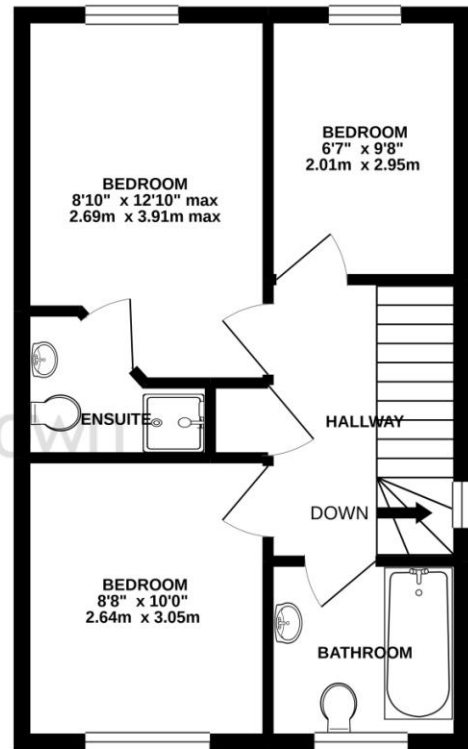




GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



'In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.



Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031 The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.