



Nursery Close, Dunholme, LN2 3UP

- Detached Property
- 3 Bedrooms
- 2 Bathrooms
- Conservatory
- Utility & Downstairs WC
- Enclosed Rear Garden
- Driveway Parking & Garage
- Catchment Area For William Farr C of E Academy School

Draft Particulars - Awaiting Vendors Approval **£245,000**

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Nursery Close, Dunholme, Lincoln, LN2 3UP

Located within the catchment area of William Farr CofE school in a quiet cul-de-sac position, is this modern 3 bedroom property. Accommodation briefly comprises lounge, dining room, kitchen, utility room, conservatory and downstairs WC. Rising to the first floor are 3 bedrooms, master benefitting from en suite and a 3 piece family bathroom. To the rear of the property there is a predominantly laid to lawn garden with patio seating area. To the front of the property there is a lawned garden with block paved driveway with parking for 1 vehicle. Further benefits of the property includes uPVC double glazing and gas central heating. Additional benefits of the property includes local amenities in Dunholme and nearby village of Welton such as dentist, Co-op foodstore, doctor surgery, pharmacy, St Chad's CE primary school, regular bus service to and from the Cathedral city of Lincoln. To arrange a viewing contact Starkey&Brown today!

Entrance Hall

Having front door entry, radiator and stairs rising to first floor with access into:

Lounge

17' 11" into bay x 12' 6" (5.46m x 3.81m)

Having uPVC double glazed bay window to front aspect, radiator, feature fireplace, coved ceiling and understairs storage cupboard. Leading into:

Dining Room

10' 2" x 7' 7" (3.10m x 2.31m)

Having radiator and uPVC double glazed French doors leading into:

Conservatory

10' 4" x 9' 1" (3.15m x 2.77m)

Being of brick built base, tiled flooring and French doors leading onto rear aspect.

Kitchen

10' 2" x 8' 9" (3.10m x 2.66m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, Bosch oven, 4 ring hob, sink and drainer unit, tiled flooring and uPVC double glazed window to rear aspect. Access into:

Utility Room

10' 5" x 6' 11" (3.17m x 2.11m)

Having door to rear aspect, counterwork, space and plumbing for appliances, coving, extractor unit and radiator. Access to:

WC

Having low level WC, pedestal wash hand basin unit, radiator, extractor unit and uPVC double glazed frosted window to side aspect.

First Floor Landing

Having uPVC double glazed window to side aspect, radiator and airing cupboard.

Bedroom 1

11' 6" x 9' 5" (3.50m x 2.87m)

Having uPVC double glazed window to rear aspect, radiator, coving and access to:

En Suite

Having low level WC, vanity wash hand basin unit, shower cubicle, tiled flooring and extractor unit.

Bedroom 2

10' 8" x 9' 5" (3.25m x 2.87m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

Bedroom 3

7' 4" x 7' 1" (2.23m x 2.16m)

Having uPVC double glazed window to front aspect, loft access, radiator and coved ceiling.

Bathroom

8' 3" x 6' 0" (2.51m x 1.83m)

Having 3 piece suite comprising panelled bath, low level WC, pedestal wash hand unit, radiator and extractor unit.

Outside Rear

Having enclosed garden with fenced perimeter, predominantly laid to lawn, paved patio seating area with side access to front of the property.

Outside Front

Having block paved driveway, lawned garden and front door entry. Access to:

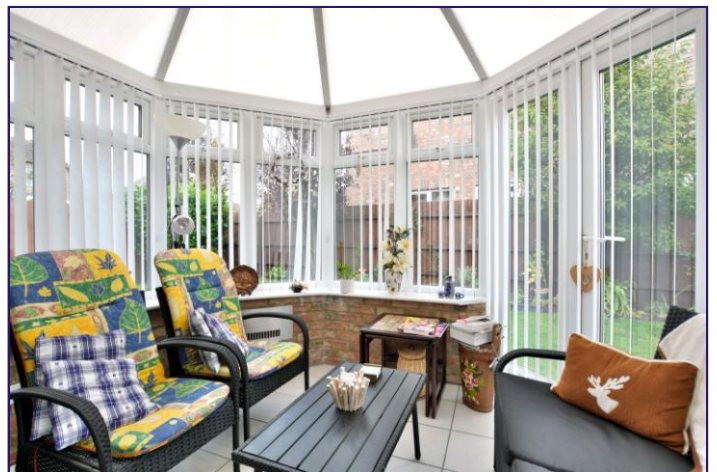
Garage

17' 5" x 8' 0" (5.30m x 2.44m)

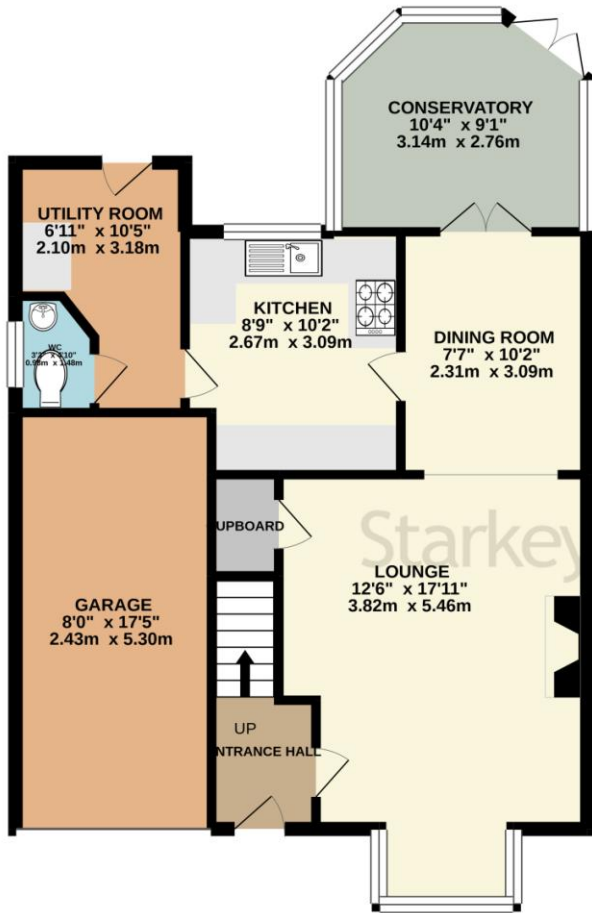
Having up and over door, power and light.

Council Tax Band: C

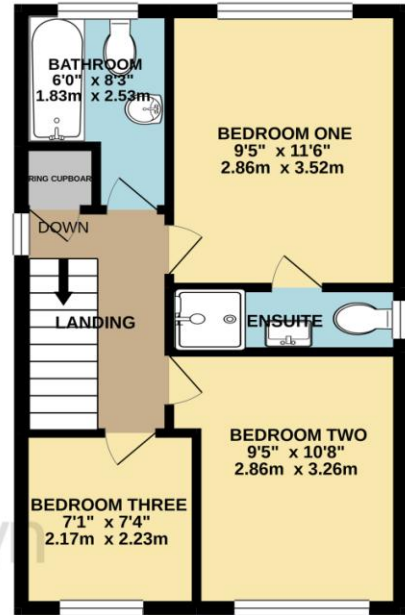




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



STARKEY&BROWN

TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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.
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