



**10 Ashing Lane**

Dunholme, Lincoln, LN2 3NN

**£470,000**

An individual and vastly extended four bedroomed detached bungalow situated on this sought after non-estate location within the ever popular village of Dunholme, to the north of the historic Cathedral and University City of Lincoln. The property is situated on a generous plot with gardens to the front, side and rear and offers a large driveway providing ample off road parking and access to the Integral Garage. Internally the property offers flexible and sizable living accommodation, which has been updated by the current owners, comprising of Porch, Family Room, Lounge, Dining Area and Open Plan Kitchen Diner with valuated ceiling and overlooking the rear garden. Further accommodation includes a Shower Room, Utility Room, Hallway, Store Room, Study Area and four Bedrooms, three of which have En-suites. Viewing of the property is essential to appreciate the accommodation on offer.





**SERVICES**

All mains services available. Gas central heating. Owned Solar Panels with feeding tariff.

**EPC RATING – C.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Traveling north along the A46, at the roundabout proceed straight along and continue on the A46 and take the second left turning towards Dunholme. Proceed into the centre of the village, at the mini-roundabout turn right onto Market Rasen Road and then right again onto Ashing Lane where the property can be located on the right hand side.

**LOCATION**

Located in the popular village of Dunholme, to the north of the historic Cathedral and University City of Lincoln. The village, along with Neighbouring villages of Welton and Nettleham, offers a good range of amenities including schools, shops, public houses and leisure facilities.



## ACCOMMODATION

### PORCH

With composite door to the front elevation.

### FAMILY ROOM

16' 5" x 14' 2" (5m x 4.32m) , with UPVC double glazed window to the front elevation, laminate flooring, two radiators and storage cupboard.

### LOUNGE

12' 6" x 12' 0" (3.81m x 3.66m) , with UPVC double glazed window to the front elevation, fire surround and hearth with gas fire inset and vertical radiator.

### DINING AREA

10' 8" x 10' 4" (3.25m x 3.15m) , with UPVC double glazed window to the side elevation, UPVC double glazed double doors to the rear elevation and radiator.

### KITCHEN DINER

17' 9" maximum x 12' 7" (5.41m x 3.84m) , with UPVC double glazed windows to the rear and side elevations, UPVC double glazed double doors and window to the side elevation, two Velux windows, tiled flooring, fitted with a range of wall, base units and drawers with granite work surfaces over, 1 ½ bowl stainless steel sink unit and drainer, integral double oven, five ring gas hob with extractor fan over, integral microwave, integral dishwasher, space for fridge freezer and radiator.



### SHOWER ROOM

8' 3" x 5' 4" (2.51m x 1.63m) , with UPVC double glazed window to the rear elevation, tiled flooring, suite to comprise of level WC, wash hand basin and walk-in shower cubicle, fully tiled walls, heated towel rail and airing cupboard housing the hot water cylinder.

### HALLWAY

With laminate flooring, access to roof void, light tube, spotlighting, radiator and access into the garage.

### UTILITY ROOM

8' 5" x 8' 3" (2.57m x 2.51m) , with UPVC double glazed window to the rear elevation, tiled flooring, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing and spaces for washing machine and tumble dryer, gas fired central heating boiler and radiator.



### STUDY AREA

12' 1" x 7' 3" (3.68m x 2.21m) , with laminate flooring and UPVC double glazed double doors to the side elevation.

### STORE

8' 3" x 5' 5" (2.51m x 1.65m) , with fitted shelving.





#### BEDROOM 1

15' 1" maximum x 14' 1" (4.6m x 4.29m) , with UPVC double glazed windows to the front and side elevations, laminate flooring, built-in wardrobes and drawers and vertical radiator.

#### EN- SUITE

10' 4" x 7' 9" (3.15m x 2.36m) , with UPVC double glazed window to the side elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin, bath and shower cubicle with panel boarding surround, heated towel rail, spotlighting and extractor fan.

#### BEDROOM 2

14' 0" x 12' 1" (4.27m x 3.68m) , with UPVC double glazed window to the side elevation and radiator.

#### EN-SUITE

7' 3" x 5' 8" (2.21m x 1.73m) , with UPVC double glazed window to the rear elevation, tiled flooring, suite to comprise of flow level WC, vanity wash hand basin, walk-in shower cubicle with panel boarding surround, heated towel rail, spotlighting and extractor fan.



#### BEDROOM 3

13' 9" x 12' 2" (4.19m x 3.71m) , with UPVC double glazed window to the side elevation, laminate flooring and radiator.

#### EN-SUITE

7' 3" x 5' 8" (2.21m x 1.73m) , with UPVC double glazed window to the side elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and corner bath with electric shower over, heated towel rail, spotlighting and extractor fan.



#### BEDROOM 4

11' 3" x 9' 7" (3.43m x 2.92m) , with UPVC double glazed window to the front elevation, oak flooring and radiator.

#### GARAGE

15' 0" x 8' 5" (4.57m x 2.57m) , with electric roller door, power, lighting and door into hallway.

#### OUTSIDE

The property is situated on a corner plot with gardens to the front, side and rear. There is a driveway providing ample off road parking and giving access to the integral Garage. The rear of the property offers lawned gardens with well-stocked flowerbeds, a variety of plants, shrubs and trees and a patio seating area. There are further raised lawned gardens to the side leading to a gravelled area with a vegetable plot, two sheds and a greenhouse.





#### WEBSITE

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#### 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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### Ground Floor

Approx. 197.5 sq. metres (2125.4 sq. feet)



Total area: approx. 197.5 sq. metres (2125.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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