



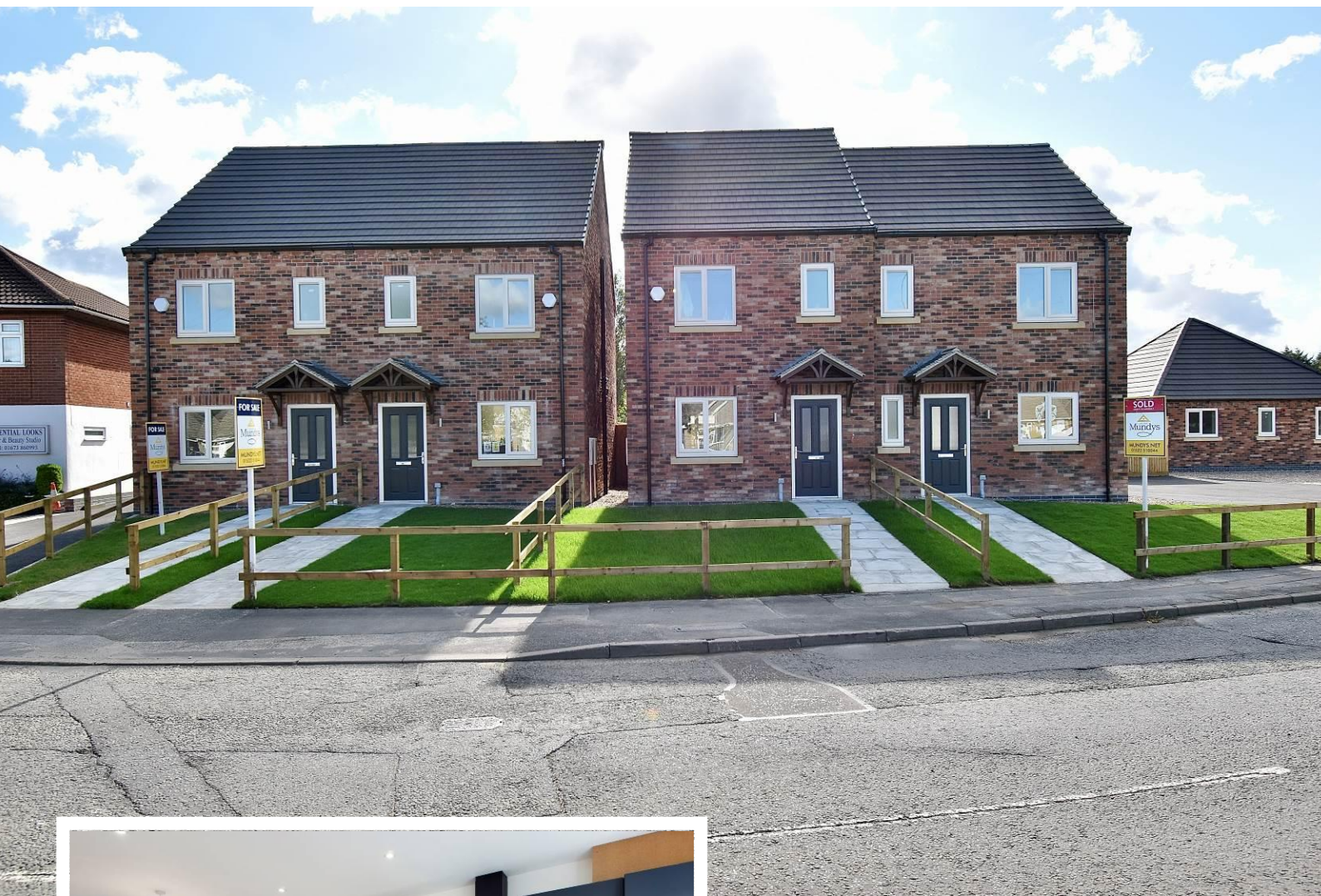
Plot 6 Picknett Way, Lincoln Road

Dunholme, Lincoln, LN2 3TP

£225,000

A brand new semi-detached home situated on this small development within the sought after village of Dunholme. The development comprises of four Semi-Detached Houses and three Detached Bungalows. The internal accommodation briefly comprises of Entrance Hall, Cloakroom/WC and Open Plan Living and Kitchen Area. The First Floor Landing leads to two Bedrooms, Study and Family Bathroom. The Second Floor Landing leads to a further Bedroom with En-Suite facilities. Outside there is an enclosed rear garden and allocated off road parking spaces. The property further benefits from under floor heating to the ground floor, fitted integrated appliances and uPVC double glazing. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas fired central heating. Under floor heating to the ground floor.

EPC RATING – to follow.

TENURE - Freehold.

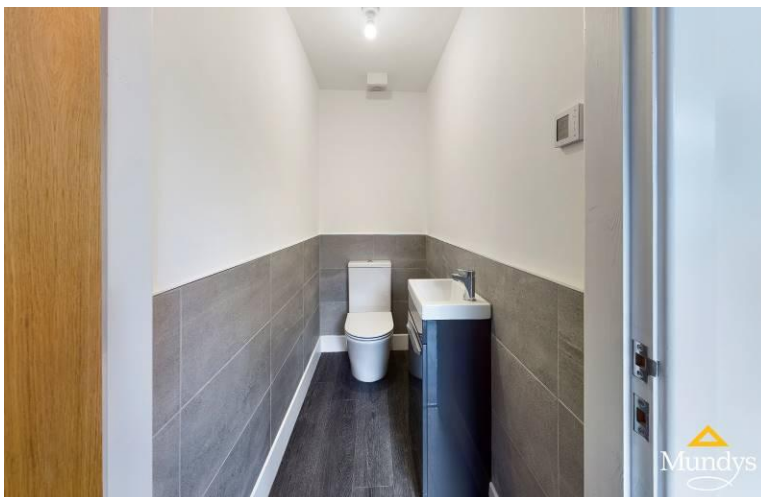
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading North out of Lincoln on the A46 continue along, taking you past the villages of Nettleham and Welton and where first signposted towards Dunholme, fork off to the left hand side and follow Lincoln Road, taking you into the village of Dunholme. Continue along Lincoln Road and the development can be located on the right hand side, at the junction with Ryland Road.

LOCATION

This small development is located on Lincoln Road within the sought after village of Dunholme, to the north of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring villages of Welton and Nettleham, offers a good range of amenities including schools, shops, public houses and leisure facilities.





SPECIFICATION

FLOORING

Carpeting to Entrance and Living Area.
Upgrades to flooring available at an additional cost.

KITCHEN - SYMPHONY - URBAN

Bosch Built In Single Oven
Bosch Built In 4 Burner gas or induction hob *plot specific
Extractor
Built In 60cm Fully Integrated Dishwasher
Built In 50/50 Fridge Freezer
22mm or 40mm Laminate worktop with upstand
Cutlery tray
Blanco Sel Nova composit granite sink
Blanco Sel Pack Tap Crest Chrome
Toughened Glass Splashback behind hob
Wall units *kitchen design dependant

BATHROOM

Floor stood vanity unit with basin and storage
Chrome Towel Warmer
Bath with shower over on a riser rail
Wall mounted WC
Quick step premium vinyl floor

EN-SUITE 1

Wall Hung WC
Floor stood vanity unit
Rainfall shower head & Walk in Shower
Quick step premium vinyl floor

HEATING

Worcester Bosch Boiler

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

OPEN PLAN LIVING & KITCHEN AREA

22' 2" x 15' 9" (6.76m x 4.8m)

FIRST FLOOR LANDING

BEDROOM

12' 1" x 7' 8" (3.68m x 2.34m)

BEDROOM

9' 7" x 7' 8" (2.92m x 2.34m)

STUDY

7' 8" x 7' 3" (2.34m x 2.21m)

SECOND FLOOR LANDING

BEDROOM

13' 3" x 8' 2" (4.04m x 2.49m)





EN-SUITE

DISCLAIMER

The images used in the marketing of this property are those of Plot 3 and are for illustrative purposes only.

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

SELLING YOUR HOME - HOW TO GO ABOUT IT

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.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

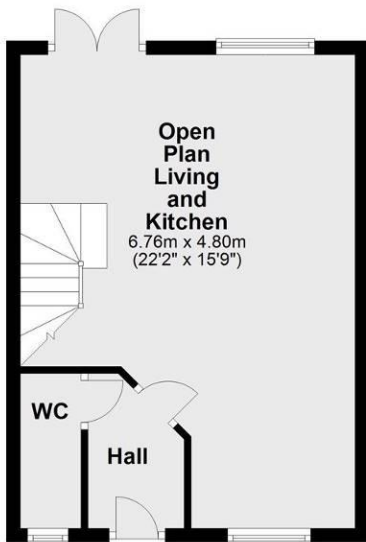
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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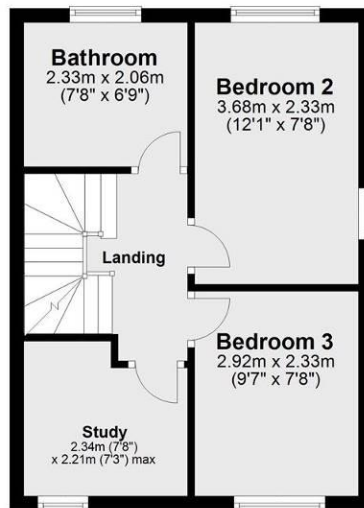
Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



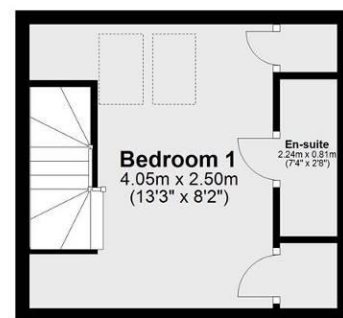
First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Second Floor

Approx. 17.7 sq. metres (190.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 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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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.

