



10 Watery Lane

Dunholme, Lincoln, LN2 3QW

£265,000

NO ONWARD CHAIN - This is a well presented two bed roomed detached bungalow positioned in this popular location on Watery Lane in the village of Dunholme. The village has a wide range of facilities and the property has internal accommodation to comprise of Entrance Hallway, Lounge, Dining Area, Inner Hallway, Bathroom, two Bedrooms, Dining Kitchen and Conservatory. Outside there is a landscaped garden to the front with a block paved driveway to the side providing off road parking and giving access to the integral Single Garage. To the rear there is a paved seating area, lawned garden and flower beds with mature shrubs and trees.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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, turning right onto Ryland Road and then right again onto Watery Lane where the property can be located.

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.



ENTRANCE HALLWAY

9' 3" x 4' 3" (2.82m x 1.31m) With uPVC door to the front aspect, tiled floor, wall lights and door to the Lounge.

LOUNGE

15' 11" x 11' 9" (4.86m x 3.60m) With uPVC window to the front aspect, radiator, electric fire with marble hearth and wooden surround and archway to the Dining Area.

DINING AREA

8' 10" x 6' 0" (2.70m x 1.83m) With uPVC window to the side aspect, radiator and door to the Inner Hallway.

INNER HALLWAY

6' 4" x 5' 8" (1.95m x 1.74m) With doors leading to the Dining Area, two Bedrooms, Kitchen, Bathroom and airing cupboard.



BATHROOM

8' 9" x 6' 9" (2.69m x 2.06m) With uPVC window to the side aspect, tiled floor, partly tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and radiator.

BEDROOM 1

13' 10" x 9' 11" (4.23m x 3.03m) With uPVC window to the front aspect and radiator.

BEDROOM 2

9' 6" x 9' 10" (2.91m x 3.01m) With uPVC window to the rear aspect, fitted wardrobe and radiator.



KITCHEN

9' 10" x 11' 10" (3.02m x 3.62m) With uPVC window to the rear aspect, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, ceramic sink and drainer with mixer tap, spaces for a cooker, washer, fridge and freezer, window and door to the Conservatory and concealed gas fired central heating boiler.

CONSERVATORY

9' 11" x 5' 8" (3.04m x 1.73m) With uPVC windows and doors to the rear garden, radiator and wall lights.

OUTSIDE

To the front of the property there is a landscaped garden and decorative gravelled beds containing mature shrubs and trees. There is a block paved driveway to the side providing off road parking and giving access to the integral Single Garage. To the rear there is a paved seating area, lawned garden and flower beds with mature shrubs and trees.

STORE

With entrance door and shelving.

GARAGE

16' 1" x 8' 4" (4.91m x 2.55m) With up and over door to the front aspect, power, lighting and courtesy door to the rear garden.





WEBSITE

Our detailed website show 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

SMS & Better Edge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor



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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 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.

