



94 Lincoln Road
Dunholme

£149,950

This is a refurbished two bedroomed semi-detached house situated in the popular village of Dunholme. The property has internal accommodation to comprise of Inner Hallway, Lounge, fitted Dining Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is off road parking to the front and to the rear there is a block paved seating area, lawned garden, two brick built outbuildings and shed. Viewing of the property is highly recommended. Ideally suited for first time buyers or investors.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From Lincoln take the A46 to Grimsby, go past the turning for Welton and take the next left turning into Dunholme onto Lincoln Road where the property can be located on the left hand side.

LOCATION

The property is situated in a pleasant location in the popular village of Dunholme. Dunholme, together with Welton, offers a range of local amenities including schools, shops, leisure facilities and public houses. The William Farr school has a particularly good reputation. There is easy access to the historic Cathedral and University City of Lincoln (approx. 6 miles away).



INNER HALLWAY

With UPVC door to the front aspect, stairs to the first floor, wooden flooring and door to the lounge.

LOUNGE

14' 6" x 12' 5" (4.42m x 3.78m) , with UPVC window to the front aspect, radiator, wooden flooring, decorative fireplace, shelving and door to the kitchen diner.

KITCHEN DINER

18' 0" x 9' 2" (5.49m x 2.79m) , with UPVC window and door to the side aspect, UPVC window overlooking the rear garden, ceramic tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven with four ring gas hob, spaces for automatic washing machine and fridge freezer, wall unit with complementary splashbacks, radiator and under stairs storage cupboard.



FIRST FLOOR LANDING

With UPVC window to the side aspect, access to the roof void and doors to two bedrooms and bathroom.

BEDROOM 1

9' 10" x 14' 9" (3m x 4.5m) , with two UPVC windows to the front aspect and radiator.



BEDROOM 2

11' 3" x 9' 0" (3.43m x 2.74m) , with UPVC window to the rear aspect and radiator.

BATHROOM

8' 10" x 8' 3" (2.69m x 2.51m) , with UPVC window to the rear aspect, suite to comprise of bath, WC and wash hand basin, radiator, wooden flooring and airing cupboard housing the hot water tank and gas central heating boiler.



OUTSIDE

To the front of the property there is hardstanding and a path to the side. To the rear of the property there is a block paved seating area, lawned garden, shed and two brick built outbuildings.



WEBSITE

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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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