



**25 Anderson**  
Dunholme, Lincoln. LN2 3SR

**BELL**



## 25 Anderson Dunholme

NO ONWARD CHAIN! This is a good sized three bedroom detached bungalow, that would benefit from some refurbishment, very pleasantly located in this popular residential area on the south western country fringe of Dunholme.

The accommodation comprises; Entrance Hall, Lounge Diner, Breakfast Kitchen, Bathroom and three Bedrooms. There are pleasant well-proportioned gardens and a garage. The property offers great potential for the future and will certainly draw attention from both local buyer and buyers from outside of the county.

### ACCOMMODATION

**Entrance & Hallway** with decorative glazed panel front entrance door, carpeted floor, loft access with built-in ladder and fitted ceiling light.

**Living Room** with uPVC large double glazed picture window and westerly aspect; of good size having gas fireplace set within a stone surround with wooden mantelpiece and built-in shelving, carpeted floor, fitted wall lamps, ceiling light, and patterned ceiling.

**Dining Kitchen** having both west and north-facing windows offering ample natural light; a range of wooden cabinets with a black marble-effect countertop, single sink with dual temperature tap and drainer, Fridge Master refrigerator and White Knight freezer units, four ring gas stove with integrated oven and cooker hood above and ceiling lights. Tiled flooring with tiled splash backs to countertops, pantry room with tiled floor shelving and gas meter. Fuse box located near the north-facing window. Exterior door to rear garden.

**Primary Bedroom** spacious double bedroom with east-facing large uPVC double glazed window; woven-style carpet and



fitted hollow LED lights with adjustable angles, curtain rail, blinds, and radiator beneath the window.

**Bedroom 2** single-sized room with carpeted and radiator under the east-facing uPVC double glazed window; ideal for a single bed and additional storage. Curtain rail, blinds.

**Bedroom 3** double-sized bedroom with east-facing large uPVC double glazed window; curtain rail and blinds, carpeted floor and radiator.

**Bathroom** having north facing window with roller blinds; bathtub with dual taps, arm support, and an electric Triton shower with folding glass shower screen, white rectangular WC and basin with dual taps. Large grey tiled flooring, light grey marble-effect walls and a black tile accent line, toiletry accessories, storage cabinet with side shelving, frosted glass shelf with a rectangular mirror above. ceiling light, bathroom heater and shaver socket.

**Storage Room** deep and spacious storage room with a tiled floor, offering ample space.

#### OUTSIDE

The property is brick built in warm, neutral tones with tiled roof, having generous garden with lush green space and paved walkways. Paved driveway leading to a timber-framed **Carport** and secure single sized **Garage** with a roller door. Two outbuildings, including a shed, for additional storage. The front garden is laid to lawn and has been well maintained with ornamental planters.

An additional small brick built storage extension to the main structure, ideal for keeping outdoor equipment and tools. Wooden fence panels painted red for added privacy, outdoor drying pole and a decorative sun clock statue, external water tap located next to the kitchen door.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: D**



**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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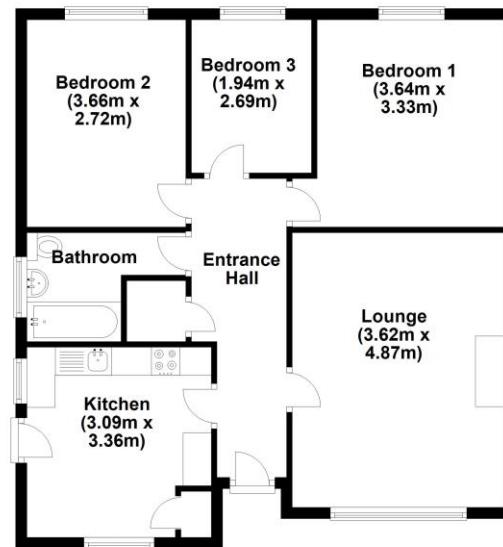
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### Ground Floor

Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.6 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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