



Lawson Court, Dunholme Lincoln LN2 3UQ

welcome to

Lawson Court, Dunholme Lincoln

Early viewing is essential for this beautifully presented detached bungalow, boasting a sought after village location with front and rear gardens, driveway parking, detached garage, en suite to the main bedroom and local access to various amenities.



Situated within the sought after village of Dunholme is this modern and immaculate three bedroom detached bungalow, enjoying local access to a range of amenities such as shops, eateries, public houses, parks, sports clubs, transport links and schooling.

The well presented internal accommodation briefly comprises: entrance hall, lounge with archway into dining room, fitted kitchen with integral appliances, main bedroom with en suite, a further two bedrooms and family bathroom. Outside, this property benefits from a generous driveway to the side providing off road parking for multiple vehicles and access to the detached garage. Alongside the driveway is an area of lawn with pathway leading to the front door. Gated side access leads to a fully enclosed garden which is mainly laid to lawn with a patio area ideal for seating and outdoor dining. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Lounge

Dining Room

Kitchen

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Detached Garage

Outside

Agent's Note



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Lawson Court, Dunholme Lincoln

- IMMACULATE DETACHED BUNGALOW
- THREE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- FRONT & REAR GARDENS
- MODERN ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124526 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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