



1 THE HOLLIES, CHAPEL LANE, DUNSTON, LINCOLNSHIRE, LN4 2ET

£175,000 FREEHOLD

WOW! What an opportunity! Having been owned by the same family since 1926 this 2 bedroom semi-detached village home boasts a pleasant location of a private road with a HUGE rear garden offering numerous possibilities for the new owners.

The house has Living room, Kitchen Diner, ground floor bathroom and Two 1st floor bedrooms however requires a full scheme of modernisation throughout.

A rare opportunity to create a truly unique home.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

2 Bedroom Semi-detached village home | Owned since 1926 | HUGE rear garden | Offers off street parking

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ACCOMMODATION

Kitchen Dining Room - 17'4" x 8'8" (5.28m x 2.64m) Approached by a part glazed hardwood door and having UPVC windows to side and rear aspects, a built in pantry fitted with base and eye level units with wood effect bevel edged work top over, stainless steel sink, ceramic tiled walls and flooring.

Living Room - 13'9" x 11'9" (4.2m x 3.58m) UPVC window to front aspect, tiled fireplace housing open fire.

Bathroom - fitted with a 3 piece suite comprising panelled bath, close coupled WC, pedestal hand wash basin, fully tiled walls, airing cupboard.

Bedroom 1 - 14'1" x 12' (4.3m x 3.66m) UPVC window to front aspect, wall light.

Bedroom 2 - 8' x 6'9" (2.44m x 2.06m) UPVC window to rear aspect.

Outside - The is where the property really offers a unique opportunity!

To the front is a lawned garden setting the property well back from the private road, with a driveway to the side offering parking for numerous vehicles and having a timber garage. The rear garden is very large and enclosed by fencing and hedging to all aspects and offers heaps of opportunities for the new owners.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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