



8 Ashing Lane
Dunholme, Lincoln. LN2 3NN

BELL



8 Ashing Lane Dunholme

This is a good sized detached three/four-bedroom detached dormer bungalow (GIFA 1814 ft² / 168.6 m²) very discreetly and most pleasantly located in mature grounds of 0.16 of an acres (sts) down this unadopted gravel lane, adjoining Ashing Lane itself in the old heart of Dunholme.

Whilst this clearly much loved family home would now benefit from a general scheme of refurbishment, it still offers an excellent range of accommodation and great potential for the future.

ACCOMMODATION

Entrance Hallway having uPVC obscure double glazed panelled front entrance door, staircase up to first floor, built in under stairs storage cupboard and radiator.

Cloakroom comprising corner wash hand basin with tile splash back, low level WC and radiator.

Lounge of good size having very pleasant views out over both the front and rear gardens; fireplace with brick featuring, quarry tiled hearth and fitted gas fire, coving and two radiators.

Sitting Room/Bedroom with an attractive view out over the front garden and driveway; and radiator.

Dining Room of good proportions with coving and radiator. Sliding patio door providing access through to:

Conservatory of good quality having pitched roof level, a very pleasant view out over the rear gardens to the east; radiator and wall light fittings. French doors providing access out onto the garden patio area.

Kitchen having an outlook over the rear grounds; a comprehensive range of base, drawer and wall units, work surface areas with single drainer one and a half bowl stainless steel sink unit inset, room for kitchen appliance below.





A further area of work surface extends around the adjoining wall with cupboard and drawer space beneath, Neff four ring electric hob to surface with cooker hood and wall cupboard space above. Built-in brushed steel/grill with a cupboard space above and beneath, microwave alcove to one side with cupboard space above and below. There is a fitted breakfast bar area and a further area of adjoining fitted worksurface with more cupboard space beneath. Tiled splash back to most fitted work surface areas, radiator and ceiling spotlight fitting. Door through to:

Large Utility having an appealing view out over the rear garden; fitted units comprising small area of fitted work surface, single drainer stainless steel sink unit with cupboard space beneath and above the Ideal gas fired central heating boiler. Space to one side for appropriate laundry white goods. uPVC double glaze panel rear entrance door to grounds.

First Floor – Landing with doors to:

Bedroom having appealing easterly outlook down over the rear garden and across the grounds of neighbouring homes; extensive fitted wardrobe and cupboard space across one wall with accompanying bedside cabinets, further built-in wardrobe and cupboard space to one corner, access to roof space eaves and radiator.

Family Bathroom comprising panel bath, corner shower cubicle with Pro shower fitting and full height mermaid board style splash back, pedestal wash hand basin and low level WC. Tiling to most walls to full height, tiled floor, radiator and extractor vent.

Bedroom with a delightful view down over the front garden and a driveway to the west across the lane to other attractive homes; built-in clothes closet and cupboard space to one corner, radiator and access to roof space.

Bedroom having appealing view to the west out over the front garden across the lane to neighbouring homes; built in linen cupboard to one corner, access to roof space at eaves and radiator.

OUTSIDE

The bungalow stands on the eastern side of unadopted lane and is approached across a good-sized concrete driveway which provides more than ample parking for both family and visitors as well as access to the **Garage** with electric over door, light fitting and power point. To the southwestern corner of the lane frontage there is access to an additional separate good-sized area of gravel driveway.





The mature front garden is delightfully landscaped providing good-sized area of formal lawn with well-tended ash and cherry trees, accompanying beds and borders containing a profusion of attractive shrubs and flowering plants including roses, peonies, forget me not and yet more. There is well maintained conifer hedging to the lane side front boundary. There is pedestrian access as needed down both the southern and northern elevations of the property through to the rear grounds. The good-sized rear garden benefits in part from having an open southerly aspect. There are trees inset to the good size lawn, including cherry and specimen pine trees, accompanying flowerbeds/borders containing a wide variety of plants and shrubs. Adjoining the rear elevation of the bungalow is a large paved patio terrace onto which the conservatory French doors and the door of the utility room open. There are outside light fittings and a water tap.

THE AREA

Dunholme is an attractive and very popular Lincoln village, and this marvellous home is discreetly located at its very heart, only a short walk away from St. Chads Church and the beck with its ford. Also nearby, there is a good-sized Co-op supermarket. Dunholme and its adjoining sister village Welton, overall offer an expansive range of local amenities including the very well-respected William Farr Secondary School and accompanying primary schools.

The historic City of Lincoln with its excellent range of shopping and social facilities is a short 4.5 mile drive away, with the A46 northern relief road connecting to the A15 running north up to the M180 and out southwest of the city to the A1 and Newark, with its London Kings Cross high speed rail link. The A15 Lincoln eastern bypass provides quick and easy access out to a number of RAF bases in the region, as well as to Sleaford and Grantham.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D Gas central heating

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.

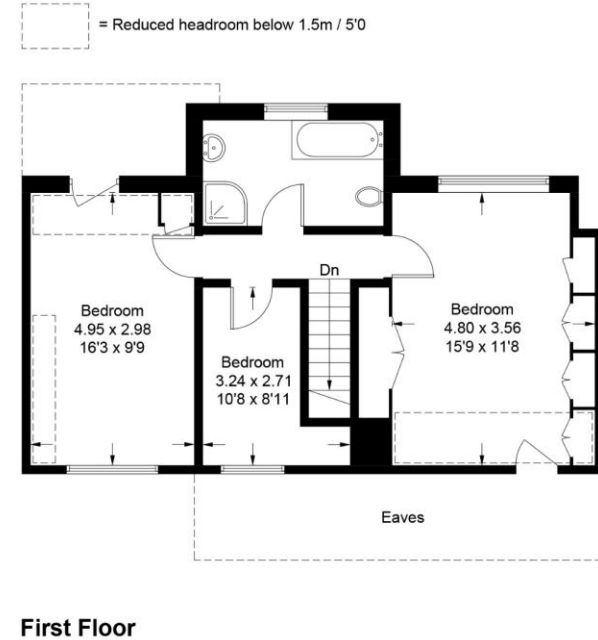
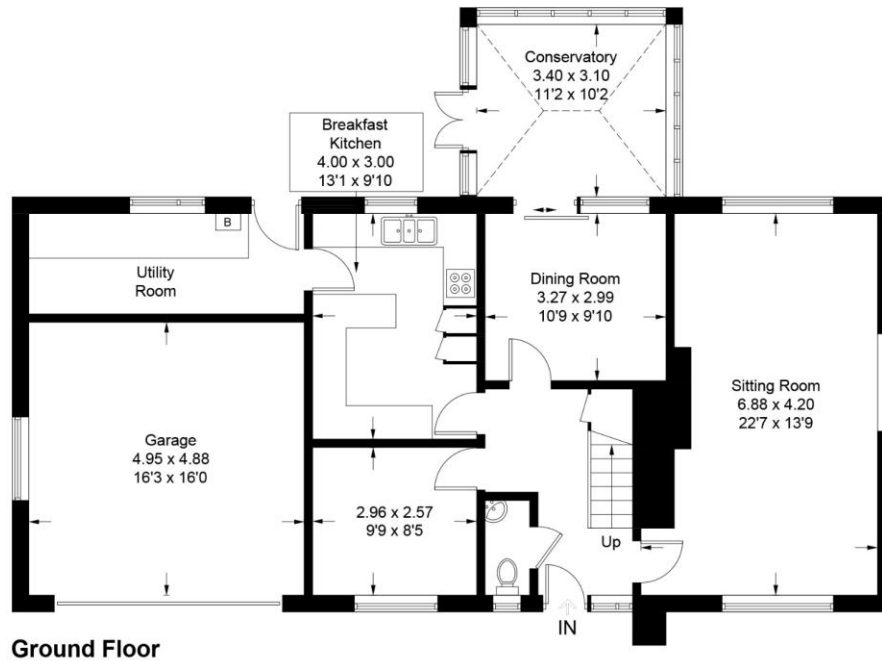
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Approximate Gross Internal Area
 Ground Floor = 90.7 sq m / 976 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 Garage = 24.2 sq m / 260 sq ft
 Total = 168.6 sq m / 1814 sq ft
 (Excluding Eaves)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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