



Lincoln Road, Dunholme



£310,000

- Detached Bungalow
- Three Bedrooms
- Conservatory
- En-Suite
- Garage
- Large Garden
- Freehold
- EPC rating D



Spacious three bedroom Detached Bungalow located in the highly sought after village of Dunholme. Positioned within walking distance of the local schools, shops, doctors and other amenities. This extended bungalow internally offers; Entrance Hall, Lounge, Kitchen Diner, Sun Room, Utility, Three Double Bedrooms with En-suite to main bedroom, Family Bathroom and Conservatory. Externally the property benefits from a gated driveway to the front with room for up to four cars. To the rear of the property is an enclosed mature garden with lawned gardens, patio area and small orchard.

The property benefits from being sold with NO ONWARD CHAIN.

Entrance Hall

External door and windows to front aspect, storage cupboard and radiator.

Lounge 5.19m x 3.66m (17'0" x 12'0")

Window to front aspect, feature fireplace and radiator.



Kitchen 3.07m x 2.74m (10'1" x 9'0")

Windows to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, range cooker with extractor over, and radiator.

Diner 2.39m x 3.79m (7'10" x 12'5")

Sun Room 4.43m x 1.45m (14'6" x 4'10")

External door to side aspect and radiator.

Utility room 2.58m x 2.38m (8'6" x 7'10")

External door and window to side aspect and fitted with range of base units with worktops over, sink with drainer, space and plumbing for washing machine and tumble dryer.

Bedroom one 2.87m x 4.48m (9'5" x 14'8")

Window to side aspect and radiator.

En-suite

Window to side aspect and fitted with walk in shower, low level WC, wash hand basin and radiator

Bedroom Two 4.07m x 3.45m (13'5" x 11'4")

Window to front aspect and radiator.

Bedroom Three 3.44m x 3.59m (11'4" x 11'10")

French doors to conservatory and radiator.

Conservatory 3.22m x 3.98m (10'7" x 13'1")

Windows to all aspect and french doors to rear aspect.

Bathroom 2.23m x 2.39m (7'4" x 7'10")

Window to rear aspect and fitted with P-shape bath with shower over, low level WC, wash hand basin and radiator.

Outside Front

Gated driveway, with room for up to four cars, leading to single garage.



Outside Rear

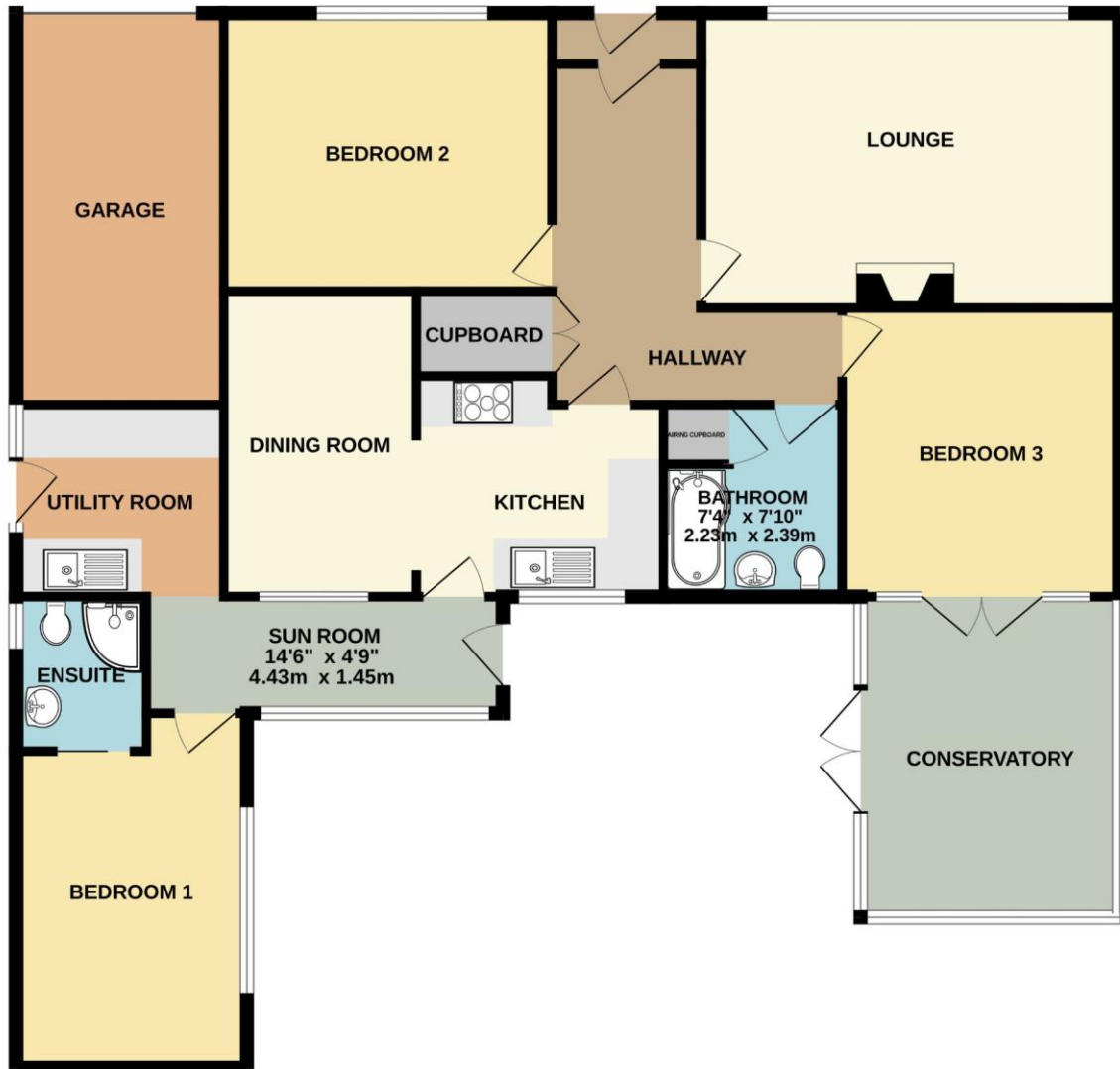
Enclosed lawned garden with patio area and small orchard.

Agents Note

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GROUND FLOOR
1431 sq.ft. (133.0 sq.m.) approx.



100 LINCOLN ROAD

TOTAL FLOOR AREA : 1431 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		