



Hughson Walk, Dunholme



£180,000

- End Terrace House
- Three Bedrooms
- Refurbished Throughout
- Landscaped Garden
- GCH & uPVC Double Glazing
- Popular Village Location
- Freehold
- EPC rating D



Refurbished three bedroom End-Terrace House located in the popular village of Dunholme. Within walking distance of the local Primary and Secondary School, Doctors and Shops. The property has been refurbished throughout and accommodation consists of Entrance Hall, Kitchen Diner and Lounge to the ground floor. To the first floor, there are Three Bedrooms and Family Bathroom. Outside the property to the rear there is a landscaped lawned garden with spacious patio area and shed.

Entrance Hall

External door to front aspect and stairs to first floor.

Kitchen Diner

5.43m x 2.77m (17'10" x 9'1")

Windows to side and rear aspect and external door to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, freestanding cooker with extractor over, space and plumbing for washing machine, fridge freezer and radiator.

Lounge

5.43m x 4.04m (17'10" x 13'4")

Windows to front and rear aspect, fitted cupboards, understairs storage and radiator.

Bedroom One

3.02m x 3.64m (9'11" x 11'11")

Window to front aspect, two storage cupboards and radiator.



Bedroom Two

3.64m x 2.77m (11'11" x 9'1")

Window to side aspect and radiator.

Bedroom Three

3.01m x 1.82m (9'11" x 6'0")

Window to side aspect, storage cupboard and radiator.

Bathroom

1.79m x 2.16m (5'11" x 7'1")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Outside

To the rear of the property there is an enclosed landscaped lawned garden with spacious patio area and shed.

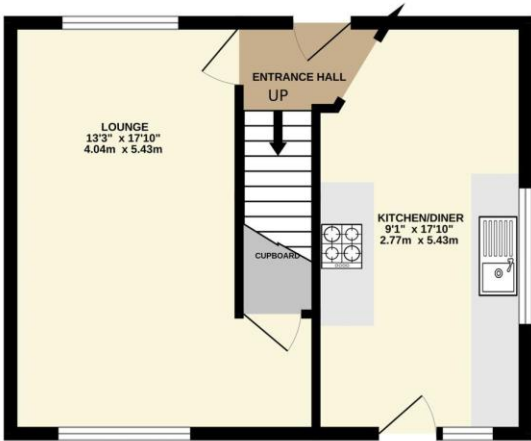
Agent Note

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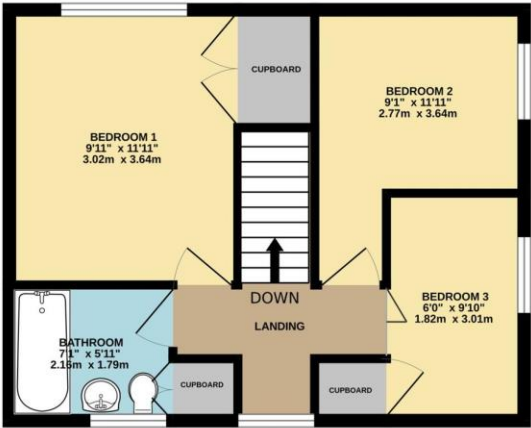


Floorplan

GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



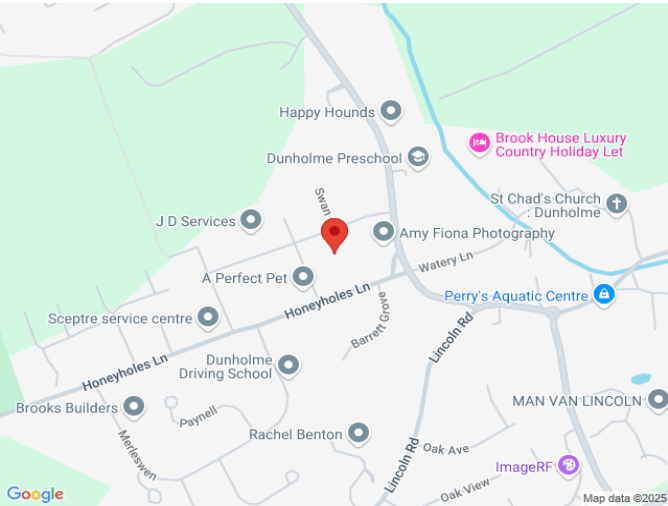
1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



8 HUGHSON WALK, DUNHOLME, LN2 3SA

TOTAL FLOOR AREA : 795 sq.ft. (73.9 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		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		