



Lincoln Road , Dunholme



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£250,000

- Detached Bungalow
- Driveway
- Local Amenities
- Large Plot Size
- Premium Village Location
- Garage
- Travel Access
- EPC Rating C



A fantastic opportunity to acquire this spacious three-bedroom detached bungalow, situated on a generous plot in the sought-after village of Dunholme. Offering excellent scope for modernisation, this property is ideal for those looking to create their dream home.

This property consists of Entrance hall, lounge, kitchen, diner, three good sized bedrooms, bathroom and separate WC. Large garden to front and rear, with paved driveway space for multiple cars.

Entrance Hall

With door to front aspect of the property, radiator, loft access hatch and storage cupboard.

Lounge 12'8" x 14'11" (3.9m x 4.5m)

With window to front and side aspects of the property, radiator, gas fire and sliding door to hallway.

Kitchen Diner 10'10" x 12'8" (3.3m x 3.9m)

With window to the rear aspect of the property, wall mounted boiler, with base and eye level units, sink and radiator.

Bedroom One 7'10" x 12'5" (2.4m x 3.8m)

With window to the rear aspect of the property, radiator and fitted wardrobes.

Bedroom Two 10'5" x 9'5" (3.2m x 2.9m)

With window to the front aspect of the property, radiator and storage cupboard.

Bedroom Three 7'0" x 10'5" (2.1m x 3.2m)

With window to the front aspect of the property and radiator.



Bathroom 7'5" x 5'8" (2.3m x 1.7m)

With window to rear aspect of the property, bath, pedestal sink, radiator and airing cupboard with emersion heater.

WC

With window to rear aspect of the property and low level wc..

Front Garden

With a long block paved driveway for multiple cars, grass lawn, trees, shrubs and greenery.

Rear Garden

Great sized lawned garden to the rear, with trees, hedges, shed and garage.

Garage

Single garage with up and over door and side door.

Agents Note

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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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