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8 Swan Close, Dunholme, LN2 3SB



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Asking Price £225,000



Well-presented 3-bedroom end of terrace house in a popular village location. Featuring a modern kitchen-diner, spacious lounge, generous master bedroom, versatile second bedroom, and a well-appointed bathroom. Enjoy gardens on all sides, a driveway, and a single detached garage. Ideal for families, couples, or first-time buyers. Don't miss this gem!

### Key Features

- Well-presented end of terrace house
- Sought-after village location
- Catchment for William Farr School
- Modern kitchen-diner, ground floor WC
- Good size corner plot
- Light and spacious family living room
- 3 bedrooms & family bathroom
- Gardens, driveway & garage
- EPC rating D
- Tenure: Freehold

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We are delighted to offer for sale 8 Swan Close, Dunholme. This well-presented three-bedroom end of terrace house is situated in a popular and well-regarded village location. The property features a contemporary kitchen-diner, providing a practical and modern space for cooking and dining. The spacious lounge offers a comfortable and inviting area for relaxation and entertaining. The master bedroom is a good size, while the additional bedrooms are perfect for children, guests, or even a home office, allowing for versatile use of the space. The family bathroom is well-appointed, offering all the essentials for daily use.

Occupying a corner plot, the property boasts gardens to the front, side, and rear, providing ample outdoor space. Additionally, the driveway and single detached garage offer convenient parking and storage solutions. This is an ideal home for a small family, a couple, or first-time buyers looking for a welcoming and well-located residence.

The property is fully double-glazed and has a gas fired central heating system. Council tax band: A. EPC Rating: D. tenure: Freehold.

### Entrance Hall

1.03m x 2.13m (3'5" x 7'0")

Laminate wood flooring, radiator, stairs leading to first floor landing, and uPVC front entrance door.

### Cloakroom / WC

1.04m x 1.55m (3'5" x 5'1")

Low level WC, and wash hand basin. There are tiled splash backs, vinyl flooring, wall mounted gas fired central heating boiler, and double-glazed window to side aspect.

### Kitchen-Diner

2.72m x 4.22m (8'11" x 13'10")

Range of modern high-gloss fitted base and wall units with contrasting work surfaces, inset sink unit, integrated appliances, induction hob with extractor hood over, vertical 7-bar radiator, ceramic tiled flooring, tiled splash backs, LED downlights, double glazed windows to rear and side aspects.

### Kitchen Porch

1.25m x 2.72m (4'1" x 8'11")

Double glazed windows to rear and side aspects, radiator, fitted modern high gloss cupboards with contrasting work surfaces over, ceramic tiled flooring, LED downlights, and uPVC double-glazed rear entrance door with adjoining side screen.

### Living Room

3.01m x 5.43m (9'11" x 17'10")

Light and spacious room with dual aspect double-glazed windows to front and rear aspects, laminate wood flooring, radiator, and feature electric fireplace.

### Landing

0.92m x 1.77m (3'0" x 5'10")

Access to roof space, radiator, and double-glazed window to rear aspect.

### Bedroom 1

3.04m x 3.61m (10'0" x 11'10")

Built-in cupboards, radiator, and double-glazed window to front aspect.

### Bedroom 2

2.36m x 2.79m (7'8" x 9'2")

Double-glazed window to side aspect, and radiator.

### Bedroom 3

1.88m x 3.03m (6'2" x 9'11")

Double-glazed window to side aspect, built-in storage cupboard, and radiator.

### Family Bathroom

1.77m x 2.13m (5'10" x 7'0")

Fitted white suite comprising, panelled bath with shower unit over, vanity wash hand basin with cupboards underneath, and low-level WC. There are tiled splash backs, vinyl flooring, extractor fan, radiator, and double-glazed window to front aspect.

### Outside

#### Gardens

The property occupies a good size corner plot with gardens to the front, side and rear aspects. The front and side garden are mostly laid to lawn with various plants and shrubs and is mostly enclosed by picket fencing. The rear garden is low maintenance and is predominantly laid to patio with a gravelled area, timber-built storage shed, and outside tap. The rear garden is fully enclosed by close boarded fencing.

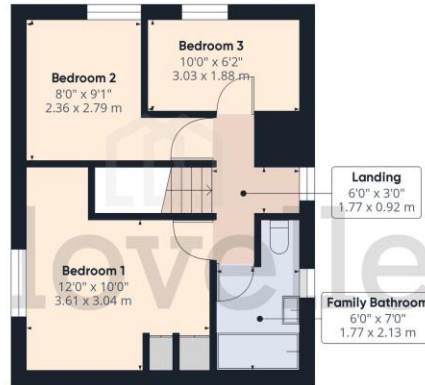
#### Driveway & Garage

Concrete driveway to the front of the property, with a paved and gravelled area also, providing ample parking. There is also a single detached garage with new fibre glass roof, up and over door, window to side aspect, pedestrian side entry door, power and lighting.





Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
797.5 ft<sup>2</sup>  
74.09 m<sup>2</sup>

Reduced headroom  
3.66 ft<sup>2</sup>  
0.34 m<sup>2</sup>

(1) Excluding balconies and terraces


☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	80
	EU Directive 2002/91/EC	

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