



Holmes Lane, Dunholme



**£425,000**

- Extended Four Bedroom Detached Dormer Bungalow
- 29ft Kitchen Diner
- 26ft Lounge
- Four Double Bedrooms
- Downstairs Bathroom And Upstairs Shower Room
- Field Views
- Freehold
- EPC rating C



Extended Four Bedroom Detached Dormer Bungalow located in the popular village of Dunholme.

The property consists of Entrance Hall, Lounge, Kitchen Diner, Downstairs Bathroom, Office/Bedroom, Utility Room, downstairs double Bedroom with a further two Double Bedrooms and a Shower Room upstairs.

Outside, the property has a paved driveway to the front and to the rear is a low maintenance garden with an outhouse. This is an end property, and benefits from being on a no through road.

### Entrance Hall

With entrance door, window to the side aspect of the property, stairs leading to first floor and radiator.

### Lounge 26'8" x 11'10" (8.1m x 3.6m)

With windows to the front aspect of the property, a log burner and radiator.





### Utility Room

With space for washer dryer and a radiator.

### Office/Bedroom 15'1" x 9'8" (4.6m x 2.9m)

With window to the rear aspect and radiator.

### Downstairs Bathroom

Shower over bath, pedestal sink and low level wc.

### Bedroom One 17'1" x 16'4" (5.2m x 5m)

With field views from window to the rear of the property, radiator.

### Bedroom Two 16'5" x 16'1" (5m x 4.9m)

With a window to the side aspect of the property, radiator.

### Bedroom Three 14'7" x 9'11" (4.4m x 3m)

Located downstairs, with window to the front aspect of the property and a radiator.

### Upstairs Shower Room 9'4" x 3'10" (2.8m x 1.2m)

With window to the rear aspect of the property, shower, basin sink and a toilet.

### Outhouse

With window to the rear aspect, plumbing for white goods with power and lighting.

### Outside Front

With lawned area and paved driveway for multiple cars.



## Outside Rear

Low maintenance garden surrounded by fields, with artificial grass, patio area, decking and pergola with solid roof, power and lighting.

## Agents Note

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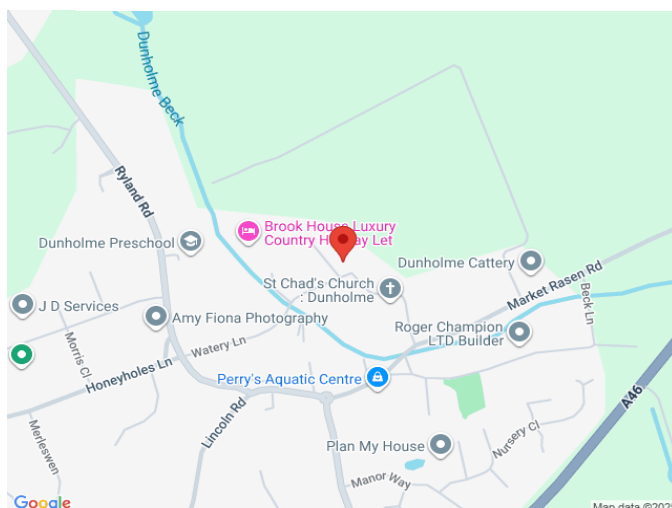




TOTAL FLOOR AREA : 1965 sq.ft. (182.6 sq.m.) approx.

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		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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