

***FEN LANE,
DUNSTON, LN4 2HB***



£300,000

A rare opportunity to purchase a Five Bedroom Semi Detached Family Home with substantial feature gardens, Ample Parking, a Detached Garage and with accommodation arranged over three floors. The property is located in a quiet and picturesque village on a non estate setting and is within easy access to Lincoln City and its many amenities. The property benefits from Calor Gas Central Heating with a new boiler being fitted approximately two years ago and Double Glazing and the full accommodation comprises Entrance Hall, Dining Room, Lounge, Kitchen, Utility Room and Shower Room to the ground floor, Four Double Bedrooms and Family Bathroom to the first floor and Master Bedroom with En-Suite to the second Floor. The Rear Gardens offer a variety of feature areas including an Orchard with various fruit trees and early viewing is highly recommended to appreciate everything this property has to offer and its location.

Location:

Dunston is a village located approximately 8 miles South of Lincoln City and its amenities. The village has a local pub, C of E Primary School and a Village Hall.

Directions:

Travelling from Sleaford on the A15 towards Lincoln, turn right towards the village of Metheringham and enter Metheringham Lane. At the 'T' junction turn left and take the first turning on the right signed Dunston. Continue along this road and follow it as it bears to the right into Chapel Lane and take the first turning on the left into Front Street. Follow the road as it bears to the left and take the second turning on the right into Fen Lane where the property is located on the left hand side as indicated by our 'For Sale' board.

A part glazed double glazed door provides access to the Entrance Hall having understairs storage cupboard and radiator.

Shower Room:

Being half tiled and having low level w.c, vanity hand washbasin with monobloc tap, corner shower cubicle with electric unit, heated towel radiator and extractor fan.

Dining Room: 3.48m (11'5") x 2.57m (8'5")

Having coved ceiling and radiator.

Lounge: 4.50m (14'9") x 3.58m (11'9")

Having feature electric fire with surround, coved ceiling and radiator.

Kitchen: 4.60m (15'1") max x 2.44m (8'0")

Having range of matching wall and base units with worktop over, single drainer stainless steel inset sink with monobloc tap, integrated double electric oven, four ring electric hob with concealed cooker hood over, integrated fridge and freezer, integrated dishwasher, integrated microwave, tiled splashbacks, downlighters, breakfast area and radiator.

Utility/Lobby: 2.24m (7'4") x 1.68m (5'6")

Having space and plumbing for washing machine and stable style door.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 2: 3.23m (10'7") x 2.51m (8'3")

Having built-in wardrobe, understairs study area with built-in desk furniture, coved ceiling and radiator.

Bedroom 3: 3.23m (10'7") x 2.67m (8'9")

Having built-in cupboard, further built-in double wardrobe, coved ceiling and radiator.

Bedroom 4: 3.23m (10'7") x 2.44m (8'0")

Having wall mounted combination boiler, coved ceiling and radiator.

Bedroom 5: 3.48m (11'5") x 2.03m (6'8")

Having coved ceiling and radiator.



Shower Room



Dining Room



Lounge



Kitchen



Breakfast Area

Bathroom:

Being part tiled and having low level w.c, pedestal hand washbasin with mixer tap, panelled bath, extractor fan and radiator.

Stairs from the first floor landing provide access to the Second Floor Landing having door to:

Bedroom 1: 3.15m (10'4") x 3.10m (10'2") max

With eaves storage and radiator.

En-Suite:

Having low level w.c, vanity hand washbasin with monobloc tap, dressing table area, enclosed shower cubicle with electric shower, heated chrome towel radiator, downlighters and eaves storage.

Outside:

A concrete drive provides Ample Parking and approaches the **Single Detached Garage 6.60m (21'8") x 2.84m (9'4")** having manual up and over door, double glazed window, power and lighting and door to the garden. The remainder of the front gardens have been sectioned off to create a pleasant area enclosed by mature hedging, a brick wall and timber fencing and are mainly laid to lawn with well stocked borders. A gate provides access to the **Rear Garden** which has been divided into a number of sections and has a large patio area with outside lighting with a small partly enclosed lawn area surrounded by a variety of hedges; a pathway leads to a good size lawn area with a further large sun trap patio and brick built barbecue, perfect for outside entertaining and enclosed by mature trees and hedging with well stocked borders; a further pathway provides access to the Orchard with a variety of fruit trees including Plum,, Apple and Pear and at the bottom of this area is a brick built store which is not currently used and in need of repair which could provide a useful space separate from the main property which could have a number of uses (Subject to any necessary permissions).



Bedroom 2



Bedroom 3



Bedroom 5



Bathroom



Bedroom 1



En-Suite



Front Garden



Rear Garden



Further Aspect



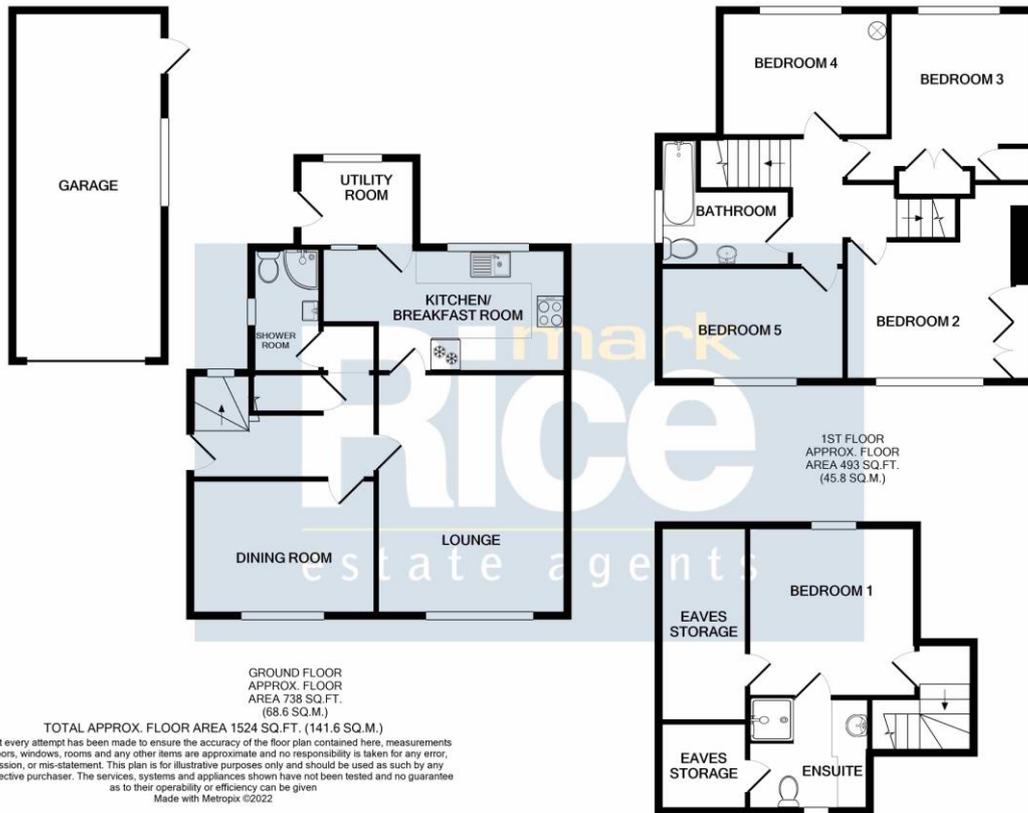
Orchard



View to Front



View To Rear



TOTAL APPROX. FLOOR AREA 1524 SQ.FT. (141.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR AREA 292 SQ.FT. (27.2 SQ.M.)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 40 | 55 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 25/4/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**