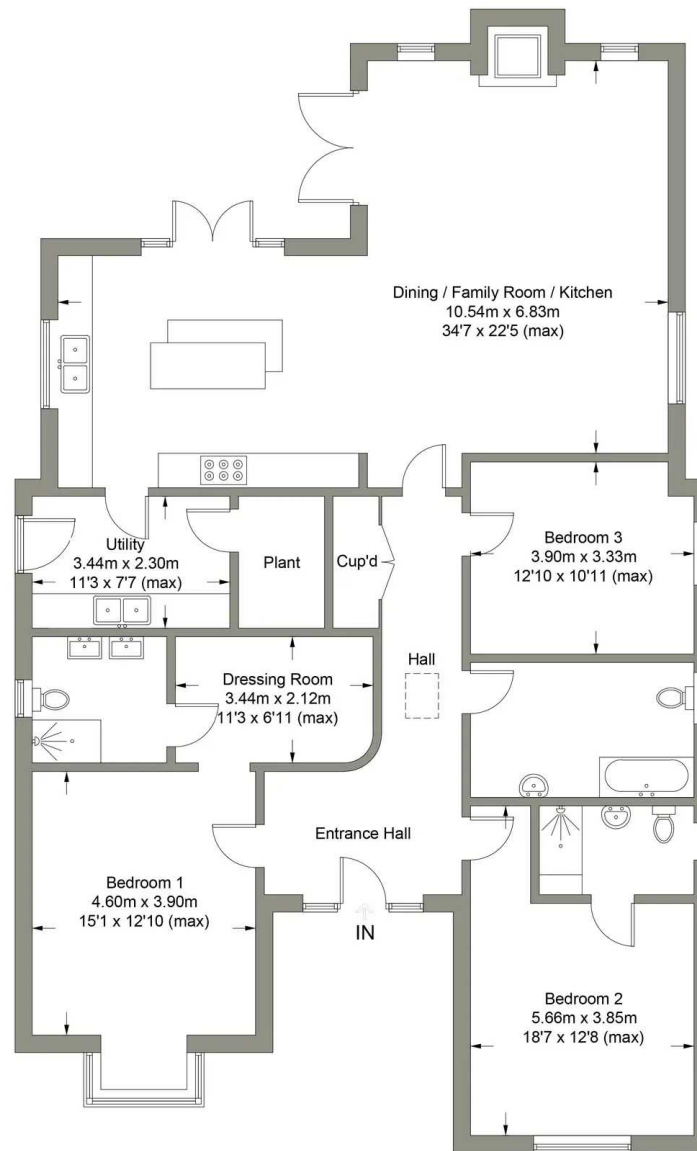




Plot 1, The Orchards, Dunston
£575,000



Ground Floor

Approximate Gross Internal Area = 172.2 sq m / 1854 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1054246)







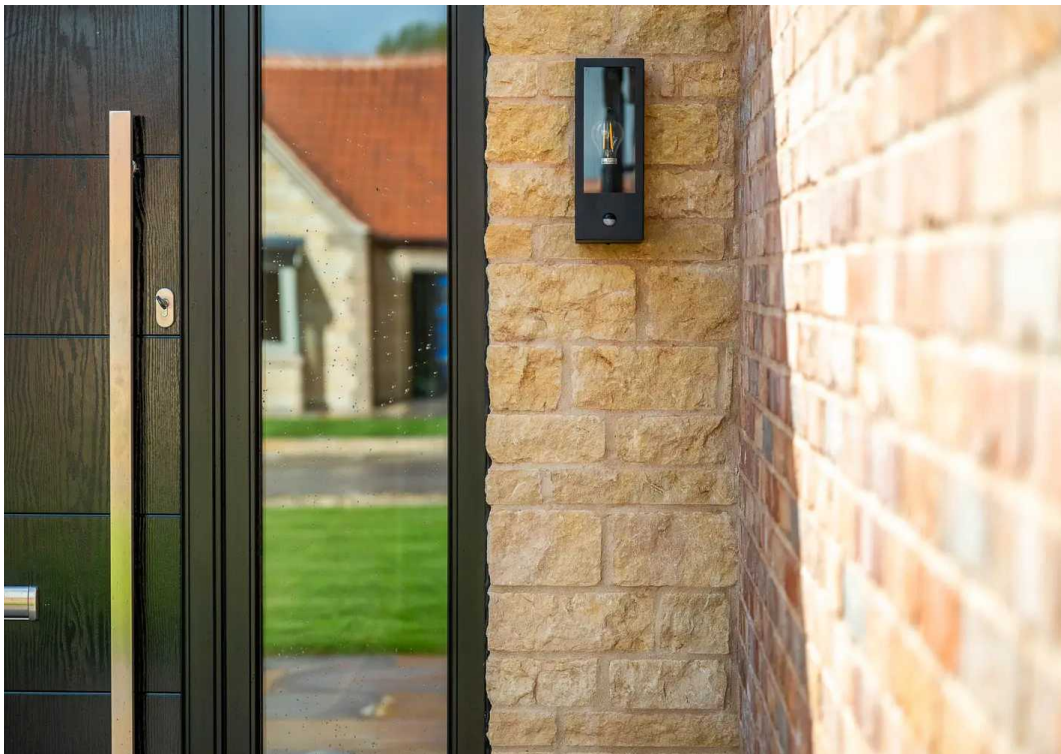












Life at The Orchards, Dunston

Living at The Orchards in Dunston places you at the heart of a vibrant, community-focused village. The pretty village has a beck running through the centre, offers a community garden for residents, allotment plots for growing your own produce and a large playing field that is ideal for dog walks and sports. There is also a local pub The Red Lion that has a friendly atmosphere and serves hearty food. The village has an 'outstanding' ofsted primary school to ensure young families have quality education right on their doorstep and is close to multiple secondary schools.

Dunston is walk or short drive away from Metheringham village, well known for its shops, take aways, cafes, local businesses and train station that takes you straight into Lincoln or Nottingham.

The Orchards gives you a picturesque village in a rural location with a strong sense of community and plenty of amenities.

What The New Homes Agent Loves About This Property

“ I love the contrast of the stone against the brick externally and I really like the wood panelling in the bathrooms to add texture ”

Aaliyah - Customer Care Manager

“ I love the traditional feel of the bungalow, with the mix of Lincolnshire stone and heritage style brickwork. It's the perfect blend of old meets new! ”

Rosie - Sales Director

“ Vaulted ceilings in the living room paired with the light wood grain kitchen makes the room feel large and bright. The style of kitchen is one of my favourites out of all our properties. ”

Ben - Sales Consultant

What's Included?

External Features

- Constructed with Lincolnshire limestone and contrasting brickwork for durability and aesthetic appeal.
- Protective clay pantile roofing.
- Flush sash PVC windows that combine style with energy efficiency.
- A spacious gravel driveway capable of accommodating 4+ cars.
- A double garage equipped with an electric door and a personal access door.
- Comprehensive exterior lighting and a convenient outside tap.
- A well-prepared front garden laid to turf and a rear garden ready for seeding.
- Secure boundaries marked by a mix of fencing and hedging.

Internal Features

- A German leicht kitchen, a full range of base and eye-level units, with contrasting work surfaces and integrated Siemens appliances.
- Modern painted shaker style internal doors.
- Durable and stylish LVT flooring throughout living areas, complemented by carpeting in the bedrooms.
- High-speed fibre optic broadband installation.
- Efficient underfloor heating powered by an air source heat pump.



The New Homes Agent – Lincoln

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