



8 Halls Court
Dunston, Lincoln



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A spacious chalet bungalow situated on a quiet close within the sought after village of Dunston, and sold with no onward chain. The property benefits from accommodation comprising of an entrance hall, living room, dining room, kitchen, bedroom with WC and shower room to the ground floor, along with bedroom and study to the first floor.

Outside to the front is a driveway which leads to a garage with electric roller door. To the rear is a generous, enclosed garden with a lawn, gravelled seating area and a range of decorative shrubs.



ACCOMMODATION

Entrance Porch

Front entrance door, opening into:

Entrance Hall

Stairs rising to first floor, storage cupboard, radiator.

Living Room

Double glazed window to front, radiator, exposed brick feature wall with tiled hearth, archway opening into:

Dining Room

Double glazed French doors opening to rear garden, radiator, door to kitchen.

Kitchen

Entrance door and double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker, washing machine and fridge freezer, tiled splash backs.

Bedroom One

Double glazed window to front, built in wardrobes, radiator, door leading to a WC

Shower Room

Double glazed window to rear, corner shower cubicle, WC, pedestal wash basin, radiator, tiled walls.

First Floor

Bedroom Two

Velux window, radiator.

Study

Velux window, door leading to loft space.

Outside

To the front is a block paved driveway which leads to a garage with electric roller door. The front garden is gravelled with a selection of trees and shrubs. To the rear is a generous sized garden with lawn, gravelled seating area, and a variety of decorative shrubs and borders.

Mobile

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Tenure & Possession

Freehold and for sale by private treaty.

Agent

James Drabble

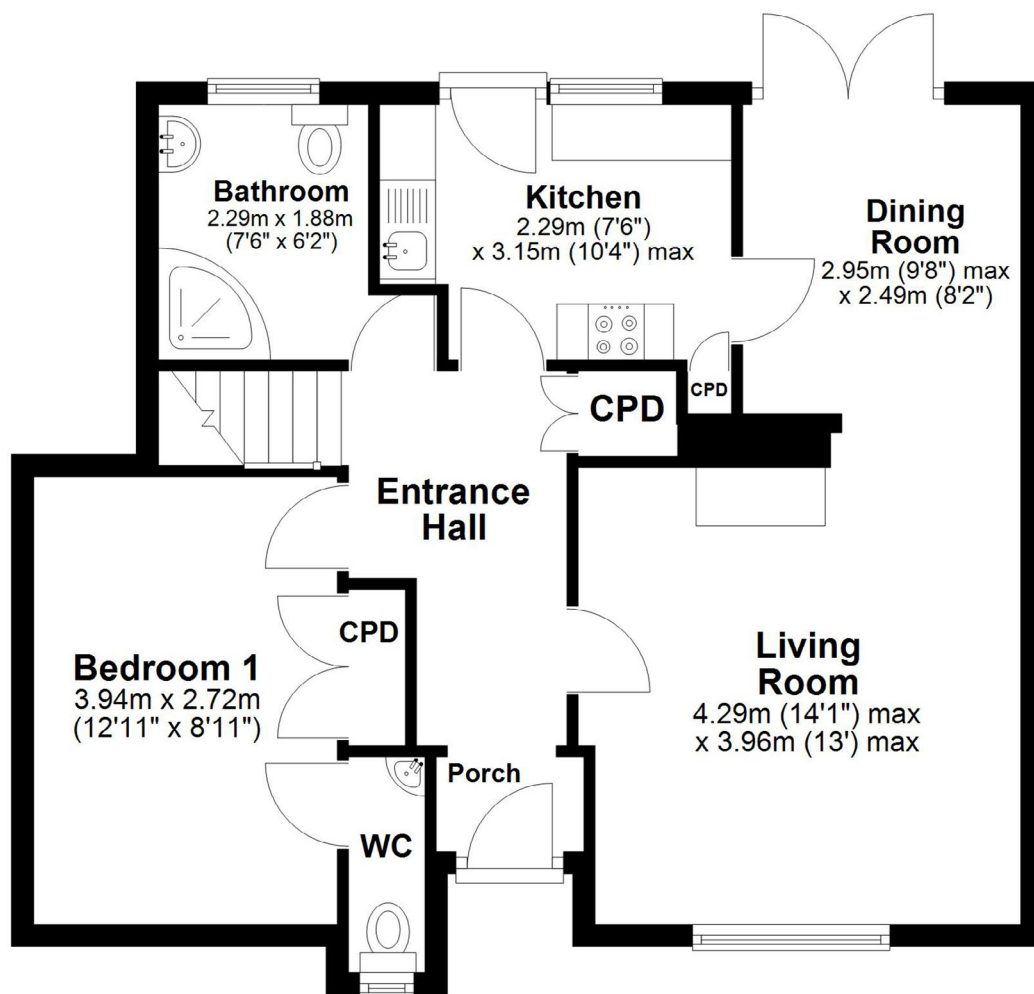
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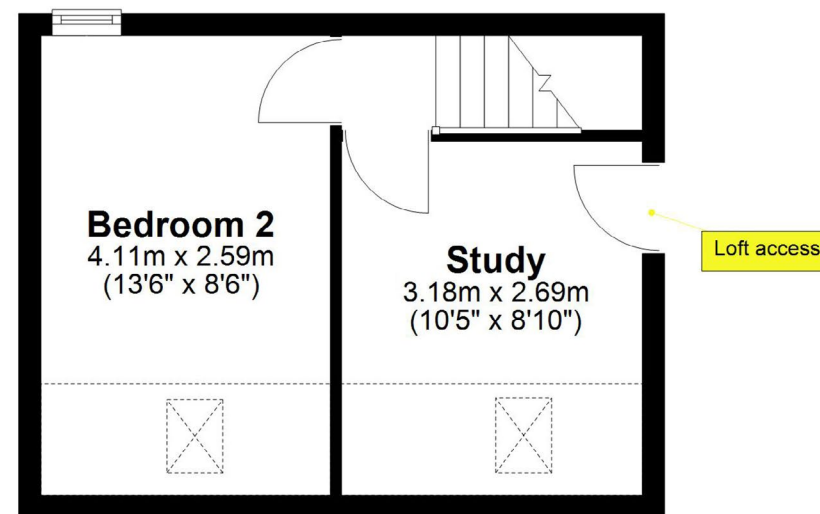
Ground Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



First Floor

Approx. 22.2 sq. metres (238.5 sq. feet)



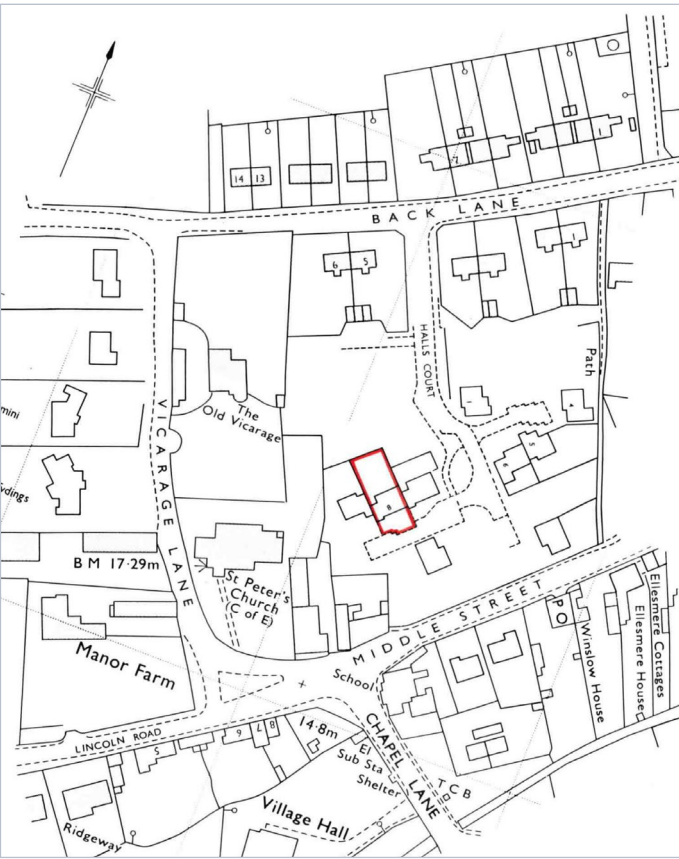
Total area: approx. 82.5 sq. metres (887.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

8 Halls Court, Dunston



Energy performance certificate (EPC)

8, Halls Court Dunston LINCOLN LN4 2HJ	Energy rating: E	Valid until: 4 November 2027
		Certificate number: 8693-3875-2429-3507-8933

Property type

Mid-terrace house

Total floor area

90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Directions - LN4 2HJ
Follow the B1188 Sleaford Road until you reach a left turn towards Dunston. Follow Lincoln Road which leads into Middle Street. Then turn left onto Back Lane and left into Halls Court where the property can be found on your right.
<https://what3words.com/scatter.archive.aunts>

IMPORTANT NOTICES

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