



# the agent



## 15 Meadow Road, Dunston, Lincoln, LN4 2EF

Offers Over £425,000

- 4/5 Bedrooms & 3 Bathrooms and Large Utility Room
- Bespoke Kitchen with Appliances
- Playroom / Office / Bedroom 5
- EPC Rating C - Council Tax Band E
- Full Width Extension to the Rear
- Flexible Living Accommodation
- Air Source Heat Pump Heating
- Open Plan Living, Kitchen & Dining
- Finished to a High Specification
- Driveway & Garage

FOUR BEDROOM DETACHED HOUSE Extended and Renovated to a HIGH SPECIFICATION. Boasts an impressive OPEN PLAN LIVING, kitchen and dining space, large lounge, utility room, office/playroom/5TH BEDROOM WITH ENSUITE SHOWER ROOM to the Ground Floor. Four good sized bedrooms one with Ensuite and family bathroom to the First Floor. Outside there are gardens to the front and rear, with driveway leading to the Garage Space. Air Source Heat Pump Central Heating. EPC Rating C.



Council Tax Band: E



## LOCATION

Dunston is a popular village located approximately 9 Miles from the Historic Cathedral City of Lincoln, 14 Miles from the Town of Sleaford and 10 Miles from the sought after resort of Woodhall Spa.

In Dunston is S. Peters C of E Primary School, a Village Hall, The Red Lion Pub, Bowls Club and a playing field with a children's play park. The nearby village of Metheringham (1 Mile Away) offers a wide range of local villages amenities including Shops, Pubs, Doctors, Vets, Tea Rooms, Hairdressers, Take Aways, Petrol Station, Squash Club, Gym and a Train Station giving access to Lincoln, Sleaford and Peterborough. There is also further primary schooling and a nursery / preschool.

## SERVICES

Mains Water, Drainage and Electricity  
Air Source Heat Pump  
Under Floor Heating (In the Extension)  
EPC Rating C

## TENURE

Freehold

## VIEWINGS

By appointment via The Agent

## Note

1. None of the services or equipment have been checked or tested by The Agent
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked



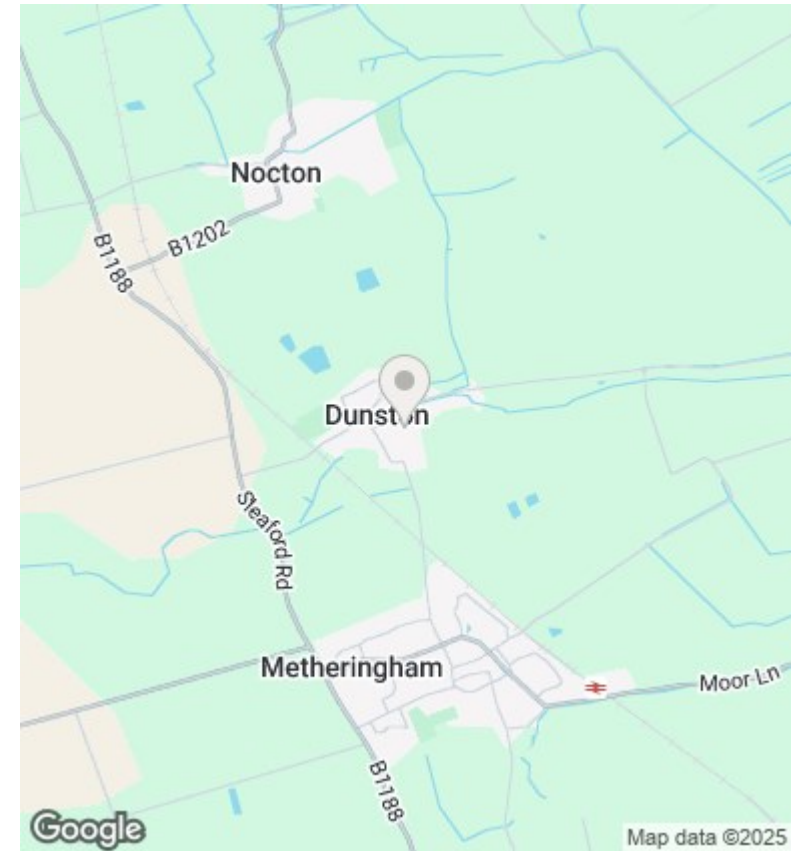






Total Area: 218.4 m<sup>2</sup> ... 2351 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	