



- Impressive Detached House
- 4 Bedrooms
- Approx 1/3 Acre (STS)
- Beautiful Landscaped Gardens
- Stunning Rural Location
- Solar Panels Owned Outright
- Average Yearly Income Of Approx £1600
- EPC: 83B/ 145 Sq Metres

Fen Lane, Dunston, LN4 2HB,
Offers In Region Of £547,950





Enjoying a semi-rural location in the picturesque village of Dunston is this impressive 4 bedroom detached house sitting on approximately one-third of an acre (subject to survey). The property was built over 26 years ago and has had one owner since new.

The home comes with beautifully landscaped gardens which stretch to the front and rear and offer non-overlooked position. Whilst the approach to home includes a bridge entry over quaint village beck, gravelled driveway which is boarded by mature acer tree-lined. Parking is provided via a double garage with upon entering the property you are met with an abundance of living space with the property being serviced with a welcoming entrance hall, cosy lounge with LPG fired gas fireplace, formal dining room and access to conservatory which overlooks the rear garden.

There is a 16'6" max x 11'10" breakfast kitchen with integrated Miele oven, a generous sized utility room and downstairs WC. Rising to the first floor are 4 bedrooms, with 3 of the bedrooms with built-in wardrobes, master bedroom having an en-suite shower room with all bedrooms benefitting from the use of a 3 piece bathroom suite.

The highlight of the property includes the rear garden which has been carefully crafted over the pass 2 decades and includes a patio seating area perfect for entertaining and relaxing with guests, a large lawned area which leads to an allotment space and an outdoor pizza oven.

Most impressively the house comes with owned outright solar panels which boasts a tariff until 2036 with the approximate yearly income being £1600 per annum, measuring over 145 sq meters and being energy efficient throughout the property carries an EPC rating of 83 B.

The village of Dunston is highly regarded due to its rural location and local amenities. The village has to offer a primary school, village hall and Red Lion pub and restaurant, located 15 minutes from both Lincoln, Sleaford and Woodhall Spa it is conveniently positioned with a regular bus service to and from Lincoln city centre.

For further details contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Having uPVC front door entry, 1 intruder alarm system, radiator, coved ceiling and downstairs storage cupboard. Further note the property comes with inclusive alarm system and integral CCTV.

Lounge

11' 11" x 17' 1" (3.63m x 5.20m)

Having uPVC double glazed window to front aspect, coved ceiling, LPG gas fired fireplace, 2 radiators and double doors leading into:

Dining Room

14' 5" min x 9' 8" (4.39m x 2.94m)

Having radiator, coved ceiling and French doors leading into:

Conservatory

10' 3" max x 11' 5" (3.12m x 3.48m)

Being of uPVC construction with brick built base, tiled flooring, radiator and French doors to side aspect leading onto rear garden.

Kitchen

16' 6" x 11' 10" (5.03m x 3.60m)

Having a range of base and eye level units with counter worktops, tiled flooring, Miele oven with hob and extractor hood over, sink and drainer unit, integral fridge, uPVC double glazed window to rear aspect overlooking the rear garden, coved ceiling, radiator and access onto utility room.

Utility Room

7' 10" x 13' 9" (2.39m x 4.19m)

Having uPVC double glazed window to rear aspect, door to rear aspect leading onto rear garden, radiator, tiled flooring, base level units, space and plumbing for laundry appliance. Low level Worcester oil central heating boiler and access to downstairs WC and integral garage.

Downstairs WC

3' 6" x 7' 10" (1.07m x 2.39m)

Having radiator, uPVC double glazed obscured window to rear aspect, coved ceiling, half tiled surround and tiled flooring.

First Floor Landing

Having airing cupboard housing hot water cylinder. Access to bedrooms and bathroom.

Master Bedroom

13' 2" max x 8' 2" (4.01m x 2.49m)

Having uPVC double glazed window to front aspect, coved ceiling, built-in storage cupboards and radiator. Access to:

En-Suite

5' 5" max x 7' 2" (1.65m x 2.18m)

Having a corner shower cubicle, low level WC, pedestal hand wash basin unit, heated towel rail, tiled flooring and tiled surround, uPVC double glazed obscured window to front aspect, coved ceiling and extractor unit.

Bedroom 2

12' 6" x 9' 9" (3.81m x 2.97m)

Having uPVC double glazed window overlooking the garden, coved ceiling, radiator and built-in storage cupboards.

Bedroom 3

7' 11" x 12' 0" (2.41m x 3.65m)

Having uPVC double glazed window to rear aspect, radiator, coved ceiling and built-in storage cupboards.

Bedroom 4

6' 8" x 9' 9" (2.03m x 2.97m)

Having uPVC double glazed window to side aspect, radiator and coved ceiling.

Bathroom

6' 1" x 8' 3" (1.85m x 2.51m)

Having panelled bath with vanity unit, low level WC, coved ceiling, radiator, tiled flooring and uPVC double glazed obscured window to side aspect and extractor unit.

Outside Rear

Being mostly laid to lawn rear garden. The entire plot front and back measuring approximately a third of an acre (subject to survey). The rear garden comes with a patio area with modern oil tank, outside water source. Side access to the front of the property and pathway leading onto the lawned area. Lawned area having a gravelled pathway with flower arrangement border leading to external homemade pizza oven integrated into orchard area with wild flowers. Leading onto an allotment area with a selection of raised planters.

Outside Front

Having a large front lawn with gravelled driveway, boarded with mature acer trees, whilst also having access from Fen Lane with bridge over Dunston beck. Vendors of the property have a legal right to take 11,000 per litres a day from the beck. Pipework leading from the beck to the rear of the garden.

Agents Note 1

The property comes with owned outright solar panels on a tariff lasting till 2036. With an approximate range of 50p - 60p per kilowatt. An average yearly income of approximately £1600. For further details of past history of transactions can be provided.

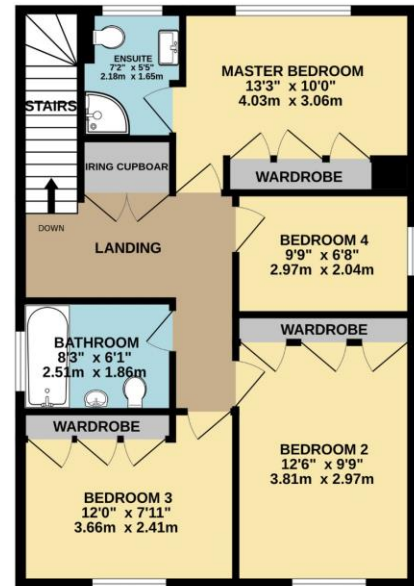
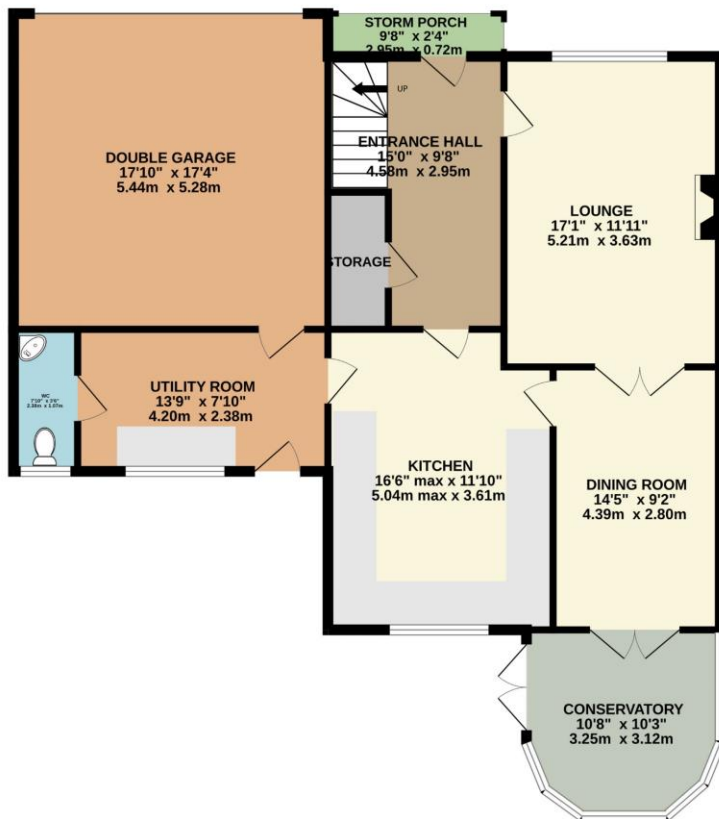




GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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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