



- End Terrace House
- Pleasant Cul-De-Sac Position
- 3 Good Size Bedrooms
- 19'10" Lounge Diner

- Modern Shower Room
- Substantial Garden
- Room To Extend (STPP)
- Viewing Highly Recommended!

Dunston Close, Ermine East, LN2 2DT,
£180,000





ROOM TO EXTEND!! Located within a pleasant cul-de-sac position is this three bedroom family home which stands upon a surprisingly large plot on Dunston Close. Accommodation briefly comprises entrance hallway, 19'10 lounge diner with French doors onto the garden, kitchen, side entrance passage and two useful outbuildings which offer excellent storage or potential to further extend the ground floor accommodation. To the first floor there are three well proportioned bedrooms and a modern shower room. Outside there is parking available in an adjacent parking bay, and a larger than average garden which offers potential for large extension subject to the necessary consents. Viewing is highly recommended!! Council tax band: A. Freehold.



Entrance Hallway

Having composite front entrance door, laminate wood effect flooring, radiator and stairs rising to first floor.

Lounge Diner

19' 10" x 13' 0" max (6.04m x 3.96m)

Having laminate wood effect flooring, radiator and French doors leading onto rear garden.

Kitchen

11' 3" max x 9' 2" (3.43m x 2.79m)

Having a range of matching wall and base units, one and a half bowl single drainer sink unit, space for a range of appliances, radiator and door leading into side passage.

Side Entrance Passage

Having doors to front and rear and 2 useful outbuildings.

First Floor Landing

Having access to insulated loft.

Bedroom 1

12' 4" x 11' 1" into wardrobe (3.76m x 3.38m)

Having fitted part mirrored sliding door wardrobe with hanging rail and shelving and radiator.

Bedroom 2

12' 10" max x 7' 3" (3.91m x 2.21m)

Having radiator and airing cupboard housing combination central heating boiler (installed 2014).

Bedroom 3

9' 5" max x 8' 0" max (2.87m x 2.44m)

Having radiator.

Shower Room

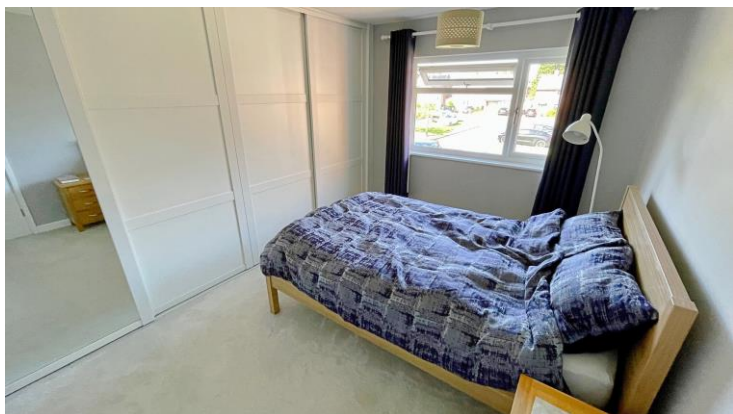
Having modern 3 piece suite comprising corner shower cubicle with mains fed rainfall shower, additional hand held shower and double glass sliding doors, wash hand basin set in vanity unit, low level WC, tiled effect vinyl flooring, radiator, part tiles walls and extractor.

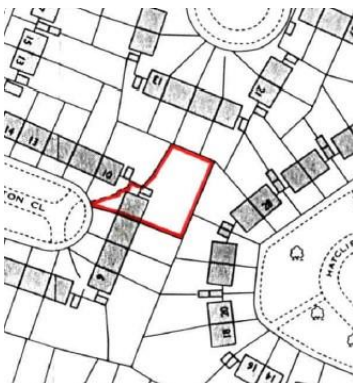
Outside Front

To the front of the property there is a garden area with a variety of plants and shrubs, path extending to side and leading to side entrance passage.

Outside Rear

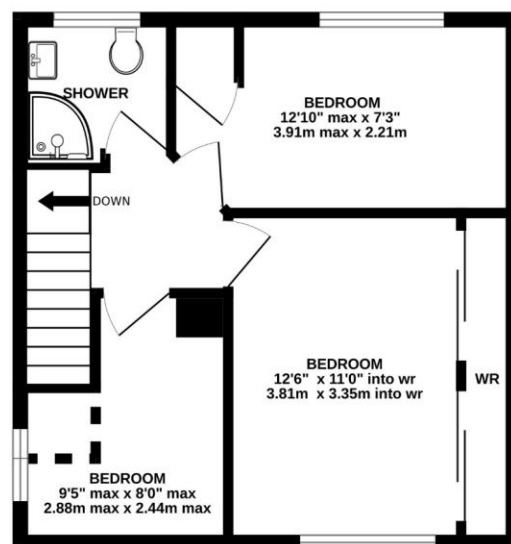
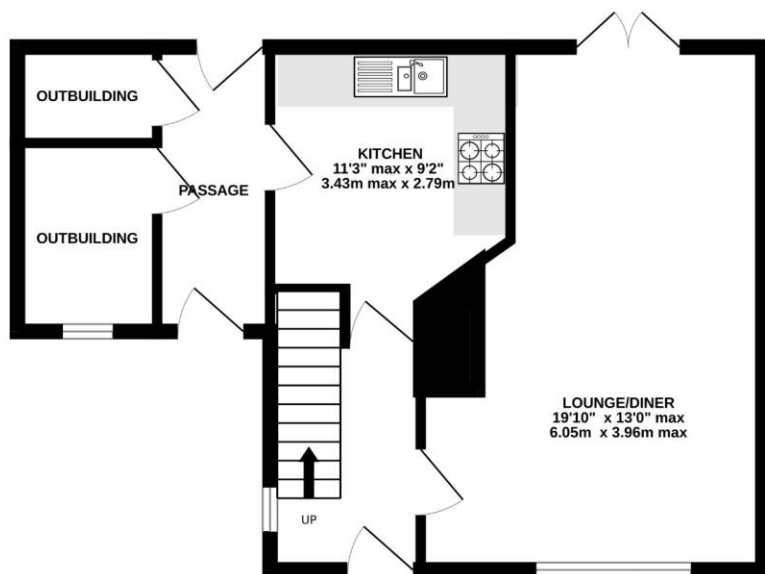
To the rear of the property is a substantial established and well maintained garden being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees, patio area and garden shed.





GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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