

The Green, Dunston LINCOLN LN4 2HE

# welcome to

# The Green, Dunston LINCOLN

This spacious four bedroom family home is situated within the sought after village of Dunston, boasting well presented accommodation throughout, four generous bedrooms with en suite to the master, two reception rooms, driveway parking, attached garage and local access to village amenities.













#### **Entrance Hall**

With double glazed door to the front, tiling to the floor, coving to the ceiling, radiator and stairs rising to first floor.

#### Cloakroom

With double glazed window to the front, wc, wash hand basin and tiling to the walls and floor.

## Study

9' 7" x 8' 10" ( 2.92m x 2.69m )

With double glazed window to the front, coving to the ceiling and ceiling fan with light.

## Lounge

24' 1" x 13' 1" ( 7.34m x 3.99m )

With double glazed bow window to the front, double glazed double doors opening to the rear garden, coving to the ceiling, engineered wood flooring, radiator and archway to:-

## **Dining Room**

10' 11" x 13' 3" ( 3.33m x 4.04m )

With double glazed window to the rear, radiator and engineered wood flooring.

## Kitchen / Diner

22' 4" max x 14' max ( 6.81m max x 4.27m max ) With double glazed window and double glazed double doors opening to the rear, a modern fitted kitchen in a range of wall and base units with island unit and quartz work surfaces, stainless steel double oven, space for fridge freezer, space for dishwasher, electric hob with stainless steel extractor fan over, tiling to the floor and radiator.

## **Utility Room**

10' 11" x 6' (3.33m x 1.83m)

With double glazed window to the side, double glazed door to the rear, stainless steel sink and drainer, work surfaces, space for washing machine, space for dryer and walk in larder cupboard.

## **First Floor Landing**

With loft access point, airing cupboard housing hot water cylinder and coving to the ceiling.

#### **Bedroom One**

13' 1" x 13' 4" ( 3.99m x 4.06m )

With double glazed window to the front, laminate flooring, coving to the ceiling, radiator and door to:-

#### **En Suite**

With obscured double glazed window to the front, walk in shower, wc, wash hand basin, radiator, coving to the ceiling and tiling to the walls and floor.

#### **Bedroom Two**

13' 5" max x 10' 7" ( 4.09m max x 3.23m ) With double glazed window to the rear and radiator.

#### **Bedroom Three**

9' 7" max x 13' 11" ( 2.92m max x 4.24m ) With double glazed window to the rear, radiator and laminate flooring.

#### **Bedroom Four**

9' 9" max x 9' 6" max ( 2.97m max x 2.90m max ) With double glazed window to the front, built in cupboard, radiator and laminate flooring.

#### **Bathroom**

With double glazed obscured window to the rear, corner bath, walk in double shower, wc, wash hand basin with vanity under, heated towel rail, inset ceiling lights, tiling to the walls and extractor fan.

#### Outside

Property benefits from a block paved driveway to the front providing off road parking for three cars, access to the attached garage, access to a covered carport, an area of lawn and gated side access to the rear garden. The generous and enclosed rear garden enjoys areas of lawn and gravel, field views to the rear and a block paved patio ideal for seating, being covered by a porch style veranda.

## **Attached Double Garage**

15' 7" x 17' 10" ( 4.75m x 5.44m ) With electric roller door and pedestrian door.





## welcome to

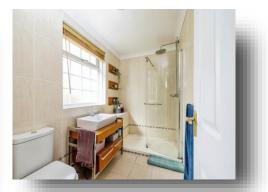
## The Green, Dunston LINCOLN

- SPACIOUS & WELL PRESENTED DETACHED FAMILY HOME
- FOUR GENEROUS BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E

# £450,000







Front St Dunston Playing Field

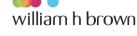
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Please note the marker reflects the postcode not the actual property

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Property Ref: LCR119935 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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