



Banks Lodge
Banks Farm, Lincoln Road, Dunston. LN4 2EX

BELL



Banks Lodge

Dunston

Banks Lodge is a beautifully presented, stone featured four bedroom detached family residence situated in the Lincoln village of Dunston, standing on a good size plot. The accommodation comprises; entrance hall with feature wall, cloakroom, home office, sitting room, dining room, living dining kitchen and utility to ground floor; four bedrooms with en-suite to master and family bathroom.

There is an open garden to the frontage with driveway providing ample parking and access to the double garage, well enclosed landscaped garden to the rear with paved patio area.

ACCOMMODATION

Large Entrance Hall having decorative obscure double glazed panelled front entrance door, attractive staircase up to first floor, wood style laminate flooring, radiator and inset ceiling spotlight fittings. Oak featured panel doors through to adjoining accommodation.

Cloakroom having undergone a very attractively refurbished to a high contemporary design style standard of a with wash hand basin, low level WC, attractive wall tiling and radiator.

Home Office with a very pleasant northerly view over the front garden; a comprehensive range of Robes & Rails fitted office furniture including shelving, general storage cupboard space and a good size home desk work area. Wood style laminate flooring, coving.

Sitting Room a delightful reception space enjoying a view out over the front garden area, with French doors providing a view and access out over the rear landscaped grounds. There is a contemporary design style electric fire inset to a mock chimney breast, with illuminated ornament niche; coving, two radiators, wall light fittings and inset ceiling spotlights.

Dining Room with a very appealing southerly outlook over the landscaped rear garden; wood style laminate flooring, coving and radiator.





Good Size Living Dining Kitchen having delightful outlook over the grounds with the French doors providing access out onto the rear garden patio area; a very comprehensive range of fitted base, drawer and wall units, work surface area with single drainer one and a half bowl sink unit inset and concealed dishwasher beneath. The work surface extends round adjoining walls with room between units for a Rangemaster Toledo brushed steel featured cooking range with accompanying Rangemaster cooker hood above and wall cupboard space on either side. There is a further small area of work surface with drawer and cupboard space beneath, wall unit above and built-in concealed fridge/freezer to one end. To the opposite side of the room there is further fitted works surface across one wall with breakfast bar, drawer and cupboard space beneath and above glazed China cabinets, plate rack and shelving. Tiled splashback to work surface areas, coving, tiled floor, radiator and inset ceiling spotlight fittings. Door through to:

Utility Room having a easterly outlook down over the Close; fitted work surface across one wall with cupboard space and room for laundry white goods beneath. Wall mounted HRM Wallstar oil central heating boiler. tiled splashback to fitted work surface area, coving, tiled floor and inset ceiling spotlight fittings.

First Floor

Landing with built-in airing cupboard containing the insulated hot water cylinder; coving, radiator and inset ceiling spotlight fittings. Oak featured panel doors through to all adjoining areas of accommodation.

Bedroom (north east corner) with a most appealing view down over the front grounds and across the Close; sloping ceilings in part with a Velux roof window to one corner and radiator.

Bedroom (south east corner) with a pleasant view down over the rear garden and beyond to the sheltered railway embankment; coving and radiator.

Family Bathroom well appointed having a panel bath across one wall with mixer tap/shower attachment, shower screen and accompanying wall tiling above, wash hand basin with toiletry mirror and bathroom light fitting above, low level WC. Mirror panelled toiletry cabinet, tiling to all walls to at least dado rail height, coving, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom (west and south corner) with attractive view down over the wonderful rear garden; coving and radiator.





Large Principal Bedroom having an appealing northerly outlook over the front garden and the Close; coving and radiator. Door through to:

Good size En-suite having sloping ceiling in part with a Velux roof window; appointed to a good standard comprising; a good size shower cubicle to one corner with appropriate shower fitting and full height wall tiling, wash hand basin with toiletry cabinet space below, vanity mirror and bathroom wall light fitting, low-level WC with vanity top to one side and storage drawers below. Wall mounted toiletry cabinet, tiling to all walls to at least a dado rail height, ladder back style radiator/towel rail, inset ceiling spotlight fitting and extractor vent.

OUTSIDE

This most appealing home stands in a very prominent position as you enter into the main Close, exceeding some considerable appeal with its landscaped front garden having a pathway leading to the front door, accompanying gravel hardstanding for tubs and flowering plants. There is a further small gravel bed with alpine and tree. The tarmac driveway runs down the western elevation of the property through to the **Double Garage** with double up and over doors, fluorescent lighting strips, and power point.

From the driveway there is a secure gateway between the house and wall through to the delightful landscaped rear garden which enjoys very beneficial southerly aspect, sheltered from the railway line, by hedging and the tree covered embankment beyond. A sweeping patio area adjoins the rear elevation of the house onto which the French doors of both the living dining kitchen and the lounge open.

The main garden area has been laid to lawn with accompanying flowerbeds and borders containing a profusion of trees and flowering plants including twisted hazel, Asa, ornamental conifers, cherry, climbing hydrangea, clematis, alliums and yet more.

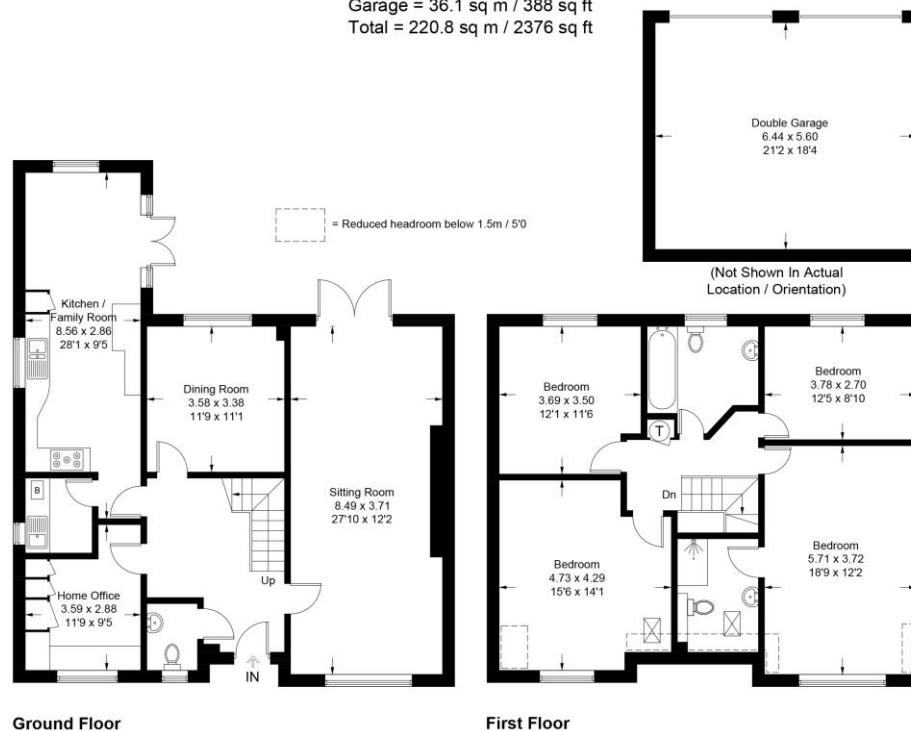
There is an exterior power point for the garden and outside water tap. There is further secure gated access from the front of the house which also runs down the elevation of the house through to the rear garden.





Banks Lodge

Approximate Gross Internal Area
Ground Floor = 98.3 sq m / 1058 sq ft
First Floor = 86.4 sq m / 930 sq ft
Garage = 36.1 sq m / 388 sq ft
Total = 220.8 sq m / 2376 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

North Kesteven District Council – Tax band: E

ENERGY PERFORMANCE RATING: C Oil fired heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office; 43 Silver Street, Lincoln. LN2 1EH. Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org> Brochure prepared 15.5.2025

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