



Dunston Road, Metheringham



**£235,000**

- Detached Bungalow
- Three Bedrooms
- Kitchen Diner
- UPC DG & GCH
- Driveway & Garage
- Front & Rear Gardens
- No Chain
- EPC rating D



Offered for sale with no chain and great potential this detached bungalow has three bedroom accommodation and features a modern fitted kitchen with integrated dishwasher, 19ft lounge with stove, utility room, bathroom and wc. Outside there are gardens to the front and rear with a driveway extending to the side of the property leading to the single garage. The property benefits from upvc double glazing, fascias, soffits and has gas central heating.

### Entrance

The property is entered via partly glazed door to the front elevation into the hallway with radiator.

### Lounge

18'11" x 10'1" (5.8m x 3.1m)

With windows to the front and side elevations, radiator and recessed fireplace with stove.

### Kitchen Diner

16'5" x 9'1" (5m x 2.8m)

With window to the rear elevation, radiator, range of base and eye level units with worktop, ceramic sink, integrated dishwasher, electric oven, hob and extractor.

### Utility

8'10" x 5'2" (2.7m x 1.6m)

With half glazed upvc door, base units with worktop, plumbing for washing machine and radiator.



### Bedroom One

15'0" x 10'1" (4.6m x 3.1m)

With window to the front elevation, radiator and fitted wardrobes.

### Bedroom Two

11'5" x 9'8" (3.5m x 3m)

With window to the side elevation and radiator.

### Bedroom Three

9'4" x 9'4" (2.8m x 2.8m)

With window to the rear elevation, radiator and built in wardrobe.

### Bathroom

6'6" x 5'10" (2m x 1.8m)

With window to the rear elevation, vanity unit with wash basin, fitted storage cupboard, panelled bath and heated towel rail.

### WC

With window to the rear elevation and low level wc.



### Outside

To the front of the property the garden is bordered by a low brick wall with a driveway extending to the side of the property. To the rear there is a lawned garden, garage and greenhouse.

### Garage

17'1" x 10'2" (5.2m x 3.1m)

Brick built garage with up and over door, window to the rear elevation, power and light connected.

### Tenure

Freehold

### Agents Note

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**GROUND FLOOR**  
933 sq.ft. (86.7 sq.m.) approx.

**Floorplan**



DUNSTON ROAD METHERINGHAM LN4 3ED

TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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