



Vicarage Lane, Dunston



4



2



2

Freehold

£475,000



Key Features

- Barn Conversion
- Four Bedrooms
- Two Ensuites
- Underfloor Heating
- Garage
- Sunroom
- EPC rating D





Detached barn conversion, located in the heart of the village of Dunston. About seven miles southeast of the historic City of Lincoln.

Offering living accommodation of entrance hall, WC, kitchen diner, Sunroom, utility, and lounge to the ground floor. To the first floor there are four double bedrooms, with Ensuite to main and bedroom two and family bathroom.



Outside the property to the front there is a block paved driveway leading to a integral double garage, and an walled garden laid to lawn and patio area. To the rear of the property there is a walled garden laid to lawn and gravel patio area.

Reception Hall

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

External door and glazed window to front aspect, vaulted ceiling with roof lights, stairs to first floor, understair storage, and underfloor heating.

WC

Window to rear aspect and fitted with wash hand basin, low level WC and underfloor heating.

Kitchen Diner

15'10" x 14'1" (4.8m x 4.3m)

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, ceramic Neff hob, with extractor over, eye level Neff double oven, integrated dishwasher and fridge freezer.



Sunroom

13'2" x 8'5" (4m x 2.6m)

Patio doors to rear aspect and windows to all aspects.

Lounge

15'11" x 16'11" (4.8m x 5.2m)

French doors and windows to front aspect, silled window to rear aspect, feature brick fireplace with inset stoveax multi-fuel burning stove, standing on a granite hearth,

Utility Room

11'4" x 7'8" (3.4m x 2.3m)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, and integrated Miele washer dryer.

Landing

Vaulted beamed ceiling with two velux windows.

Main Bedroom

16'0" x 14'1" (4.9m x 4.3m)

Window to front aspect, two velux windows, vaulted beamed ceiling and walk in wardrobe.

Ensuite

Window to side aspect and fitted with walk in shower, low level WC, wash hand basin and heated towel rail.

Bedroom Two

15'10" x 11'1" (4.8m x 3.4m)

Window to side aspect, vaulted beamed ceiling, and walk in wardrobe/

Ensuite

Fitted with walk in shower, low level WC, wash hand basin, and heated towel rail.

Bedroom Three

11'8" x 10'6" (3.6m x 3.2m)

Window to rear aspect, velux window, vaulted beamed ceiling, and built in wardrobe.

Bedroom Four

11'8" x 10'6" (3.6m x 3.2m)

Window to rear aspect, velux window, vaulted beamed ceiling and built in wardrobe.

Family Bathroom

Velux windows and fitted with freestanding bath, corner shower cubicle, wash hand basin, low level WC, and heated towel rail.

Outside

The property is enclosed and has stone slabbed pathway all the way round, with front and rear patio area, The landscaped garden is laid to lawn, with planted boarder. The block paved driveway is secured by a five-bar gate.

Integral Garage

15'10" x 14'0" (4.8m x 4.3m)

Electric up and over door, power, lighting storage cupboard housing electric box and boiler, and personal door to rear aspect.

Agent Note

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Floorplan

GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		



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