



Meadow Road, Dunston



**£240,000**

- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- WC and Family Bathroom
- Garage with Driveway
- Freehold
- EPC rating D



Situated South of Lincoln City Centre, within easy commuting distance this 3 Bedroom Semi-Detached House is situated in the popular village of Dunston. Available with NO ONWARD CHAIN, the property boasts from open views and internal accommodation comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs WC. To the first floor landing there are 3 Bedrooms and a Family Bathroom. Outside, the property further benefits from a Single Garage, off street parking for two vehicles and an enclosed rear garden.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Downstairs WC

Fitted with low level WC, wash hand basin and radiator.

### Lounge

5.03m x 3.43m (16'6" x 11'4")

Window to front aspect, feature fireplace and radiator.

### Dining Room

2.69m x 2.64m (8'10" x 8'8")

Patio doors to rear aspect and radiator.





## Kitchen

2.74m x 2.46m (9'0" x 8'1")

Window to rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, four ring electric hob with extractor over, space and plumbing for washing machine and space for fridge freezer.

## Landing

Access to roof space and airing cupboard.

## Bedroom One

4.42m x 2.97m (14'6" x 9'8")

Window to front aspect and radiator.

## Bedroom Two

3.76m x 2.72m (12'4" x 8'11")

Window to rear aspect and radiator.

## Bedroom Three

2.67m x 2.46m (8'10" x 8'1")

Window to front aspect, storage cupboard and radiator.

## Family Bathroom

2.69m x 2.44m (8'10" x 8'0")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC, radiator and storage cupboard.

## Outside

To the front of the property there is a lawned garden and gravel driveway leading to a single detached garage. To the rear of the property there is an enclosed garden with patio area.

## Garage

Up and over door with power and lighting.



### Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# Floorplan

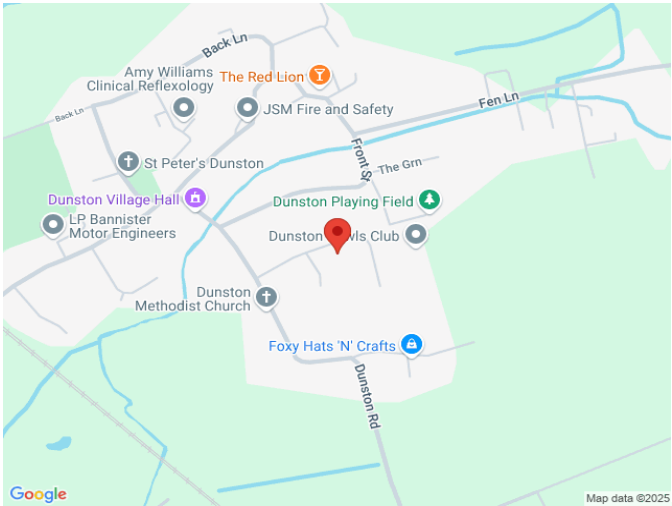


MEADOW ROAD, DUNSTON, LINCOLN, LN4 2EF

TOTAL FLOOR AREA : 897 sq.ft. (83.4 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	60 D	
39-54	E		
21-38	F		
1-20	G		



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