



**2 The Old Orchards**  
Lincoln Road, Dunston, Lincolnshire. LN4 2JF







## 2 The Old Orchards

Lincoln Road, Dunston

This is a genuinely high quality, spacious three bedroom and three bathroom detached bungalow, built by an established, well regarded property developer. It offers a very comprehensive range of family accommodation (GIFA 1,786 ft<sup>2</sup> / 166 m<sup>2</sup>). It is very pleasantly located with enclosed back garden, within a private close of 12 luxury homes in landscaped grounds of 0.2 of an acre (sts) in the charming village of Dunston.

The bungalow was built in 2024 and has been subsequently enhanced both internally and externally by the seller. Enhancements include:- additional kitchen and utility wall and base units, lighting and appliances Siemens combi-microwave and warmer drawer ; upgraded principal bedroom with quality fully fitted bedroom and dressing room furniture, upgraded principle ensuite, vertical patio and window-fit blinds and more. Outside, the rear garden has been landscaped and turfed, new garden shed and worktop area within garage.

### ACCOMMODATION

**Large Long Feature Hallway** having a very appealing contemporary design style front entrance door with double glazed side panels with integral blinds, substantial built in cloaks cupboard with double doors, auto illumination with inset ceiling spotlight fittings and central heating underfloor manifold controls. High quality LVT herringbone laid flooring and attractive oak panelled doors through to all adjoining accommodation.

**Bedroom Suite** comprising: **Principal Bedroom** having a delightful view from the bay window over the front garden to the east; with high quality Hammonds fitted bedroom furniture comprising of cushioned bay window seat with storage cupboard space below, bank of drawers to one wall with shelving and space for wall mounted TV above. Open arch through to:





**Large Dressing Room** very comprehensively appointed with high quality fitted Hammonds wardrobes, chests of drawers and a dressing table with cupboard space beneath; large access hatch to roof space with drop down loft ladder; and inset ceiling spotlight fittings. Door through to:

**En-suite Shower Room** of excellent proportions significantly upgraded in terms of appointment and decoration by the seller. Now offering his 'n' hers ceramic wash hand basins with accompanying vanity surround. hand towel alcove and a comprehensive range of drawer and cupboard space below, and above attractive slatted wood style panelling with tall wall mounted toiletry cabinets and accompanying finger touch illuminating vanity mirrors. Good-size walk-in shower cubicle area to one wall with appropriate shower fitting, toiletry alcove with slatted wood style back panelling and wall tiling to full height and low-level WC. Wood style laminate flooring, contemporary design style ladder back radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

**Guest Bedroom** with a very pleasant easterly outlook across the front garden and across this private close to other attractive quality homes. Door through to:

**En-suite Shower Room** having very-good sized walk-in shower cubicle across one wall with appropriate shower fitting, toiletry alcove with slatted wood style back panelling inset, accompanying wall tiling to full height, cantilevered wash hand basin with toiletry drawer beneath, matching wood panelling above with finger touch illuminated vanity mirror and low-level WC. Contemporary design style ladderback radiator/towel rail, wood style laminate flooring, inset ceiling spotlight fittings and extractor vent.

**Large Feature Family Bathroom** appointed to an attractive quality contemporary design style comprising; double ended feature bath across one wall with wood panel backed toiletry alcove inset and accompanying full height wall tiling above; cantilevered wash hand basin with toiletry drawer and illuminated under cornice below, wood style slatted wall panelling behind with large finger touch illuminated vanity mirror; low level WC. There is a tall two-tiered medicine cabinet set to one corner, high quality LVT herringbone style flooring, inset ceiling spotlight fitting and extractor vent.

**Bedroom 3/Home Office** of excellent proportions, having a northerly aspect; suitable for wide range of alternative uses dependent upon nature of occupation.





**Substantial open plan Living / Dining / Kitchen** area benefiting from both southerly and westerly views out of the enclosed landscaped rear gardens. Full LVT herringbone patterned flooring throughout with 3 underfloor heating zones.

Bright spacious large family **Living and Dining space** has a high semi-vaulted ceiling with inset ceiling spotlight light fittings in part, and an inset fireplace with raised hearth and flue suitable for a wood burning stove (subject to survey). Sliding patio doors providing access to the garden.

The **Kitchen** area has been appointed to an exceptionally high standard with Leicht units with slate style work surfaces. There is a large feature central island with comprehensive range of cupboard and deep drawer spaces, a Siemens ceramic induction hob with integral surface extractor and pop-up power point /USB connection unit. A large wall of fitted units includes both a built-in Siemens fan oven and microwave/combination oven, built in pantry cupboard, deep pan drawers and an integrated full height refrigerator. A further area of work surface to another wall, with single drainer sink unit inset, an integral Siemens dishwasher, cupboards and integral pull out drawers, wall cabinets with full and glazed illuminated doors. Door to:

**Utility/Laundry Room** well proportioned with one wall having slate styled worktop; single drainer stainless-steel sink inset, various drawers and cupboards; ample space for laundry appliances and a range of wall cupboard spaces above. On opposite wall provides room for floor standing fridge/freezers as required. Double glazed uPVC side entrance door with blind, providing access to the rear garden and garage.

**Cloak/Boot Room** containing central heating system plant and hot water tanks, BT fibre entry point, access to roof space, LVT flooring and inset ceiling spotlights.

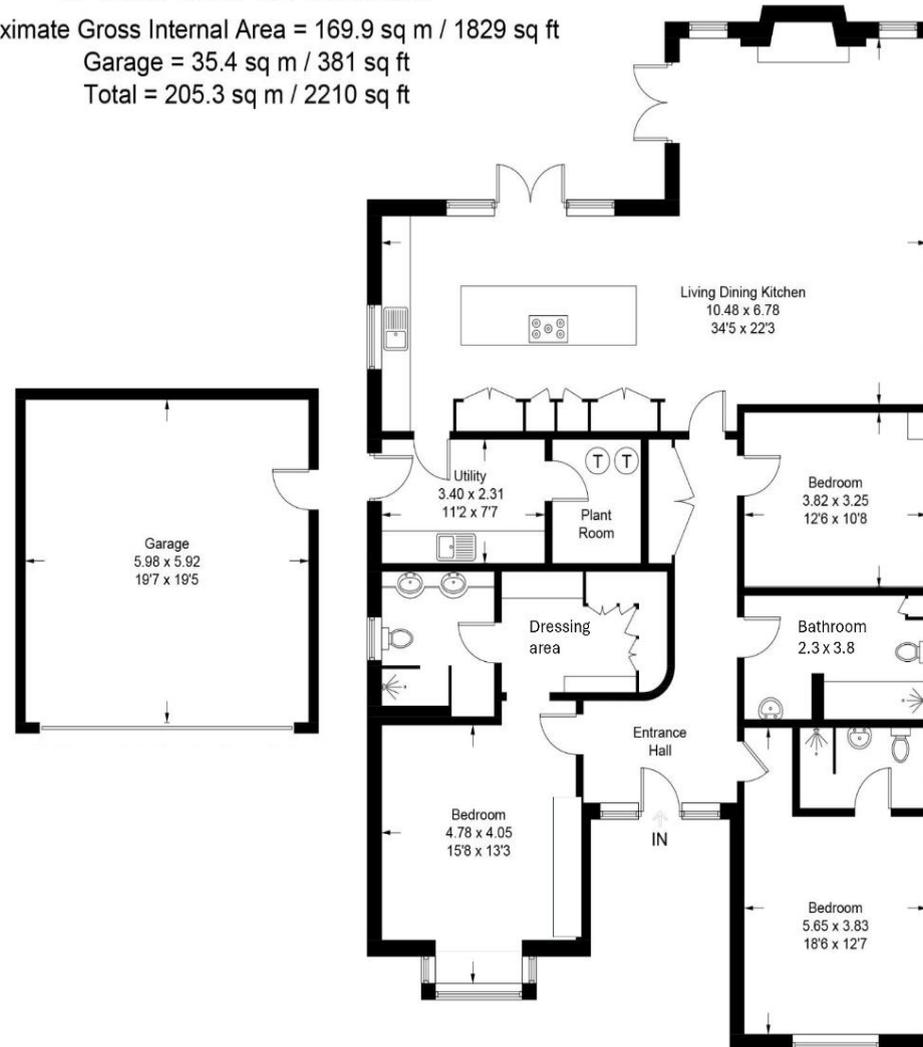


## 2 The Old Orchards

Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft

Garage = 35.4 sq m / 381 sq ft

Total = 205.3 sq m / 2210 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.



## OUTSIDE

The property stands in a very prominent position in this small very exclusive private close of high-quality bungalows and detached houses. The bungalow is approached across a gravel driveway providing ample parking for up to 4 vehicles, as well as access to the good sized detached Double Garage, with roller blind electric door, fluorescent lighting strip and power points, worktop space, double glazed panelled rear service door to the side pedestrian access.

There is pedestrian access between the bungalow and the garage building, leading past the air source heat unit to the good sized rear garden, which is very well enclosed by both tall panel/trellis fencing and hedging, ensuring good privacy in respect of adjoining neighbours. The dual aspect Living Dining Kitchen patio doors open onto a large Indian slate patio, with its own external lighting, a cold water tap and weather secure power point. The garden contains a mix of flower beds, young trees and herbaceous borders and to the side a garden shed and potting area.

The front garden has been landscaped with a good-sized area of formal lawn, accompanying flowerbeds/borders containing wintering bulbs, and a mix of young trees, shrubs and flowering plants.

## THE AREA

Dunston is an attractive rural village located approximately 8 miles from Lincoln and has a blend of very individual quality modern and period homes. The community is served by a local bus services, parish church, village hall, the well-known Red Lion pub and has a very well-respected Primary school. The neighbouring village of Metheringham (1 mile) offers a very good range of public amenities that includes a supermarket, GP, pharmacy, Post Office, food takeaways, public houses, primary school and railway station with a connections to Lincoln and Newark with its London Kings Cross high speed rail link. Good road connections link the area to nearby RAF bases, the historic city of Lincoln with its excellent range of shopping and social facilities and the A1.

### North Kesteven District Council – Tax band: E

**ENERGY PERFORMANCE RATING: C** Mains connected water and drainage, electricity, heating and hot water via air source heat pump (serviced). Voice and broadband services via superfast FTTP connection.

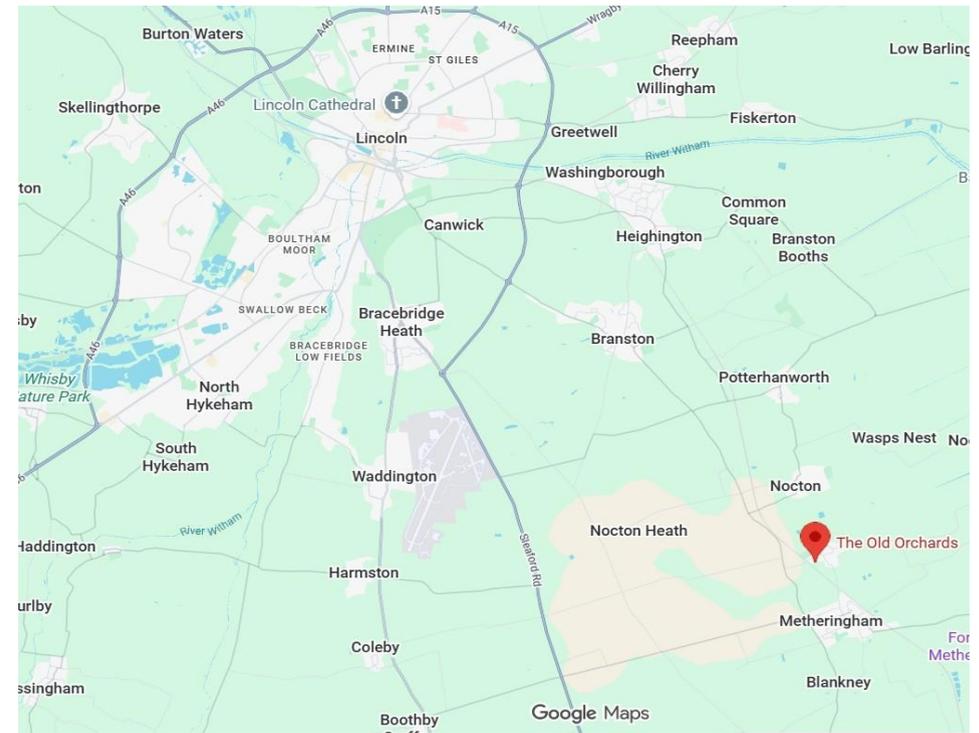
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
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