



Dunston Fen Lane , Metherringham



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£399,950

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Key Features

- Detached Bungalow
- Three Double Bedrooms
- Family Bathroom & En Suite
- Lounge, Dining Room & Snug
- Rural Location
- Swim Spa & Arctic BBQ Cabin
- EPC rating F
- Freehold





A beautifully presented three bedroom detached bungalow set in the peaceful rural surroundings of Dunston Fen. Enjoying uninterrupted field views in every direction, this spacious home offers an exceptional blend of modern comfort and countryside living.

At the heart of the home is an impressive open-plan kitchen, dining room and living area, with a separate snug and utility room. The property also features three generous double bedrooms, including a master with en-suite shower room and a further family bathroom. Outside, the property continues to impress with extensive gardens, a swim spa, Arctic BBQ cabin and garage, the garden has field views all the way round.

Entrance Hall

With entrance door, access to all rooms and storage cupboard.

Snug

13'10" x 11'10" (4.2m x 3.6m)

With bay window to the front aspect of the property, fireplace and a radiator.

Lounge

10'10" x 13'0" (3.3m x 4m)

With window to front aspect of the property and a radiator.

Kitchen Diner

18'3" x 13'0" (5.6m x 4m)

With a window to the side aspect of the property, sliding doors to the rear, a range of base and eye level units with work tops over, one and a half bowl sink with drainer, built in fridge freezer, dishwasher, free standing cooker and a radiator.

Utility Room

5'5" x 7'6" (1.7m x 2.3m)

With door to the rear garden, wall mounted boiler, sink and a radiator.

Bedroom One

13'0" x 11'7" (4m x 3.5m)

With window to the side aspect of the property and a radiator.

En Suite

8'3" x 3'7" (2.5m x 1.1m)

With window to the rear aspect of the property, shower cubicle, wash hand basin and low level wc.

Bedroom Two

12'2" x 12'11" (3.7m x 3.9m)

With window to the front aspect of the property and a radiator.

Bedroom Three

9'7" x 11'7" (2.9m x 3.5m)

With window to the side aspect of the property and a radiator.

Bathroom

5'3" x 10'2" (1.6m x 3.1m)

With window to the rear aspect of the property, P shaped bath, separate shower cubicle, wash hand basin with vanity, low level wc and heated towel rail.

Outside

Surrounded by field views with gravelled driveway for multiple cars and a front garden laid to lawn. To the rear of the property is a patio area with pergola above, lawned grass area, swim spa pool, Arctic BBQ Cabin and Garage.

Agents Note

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

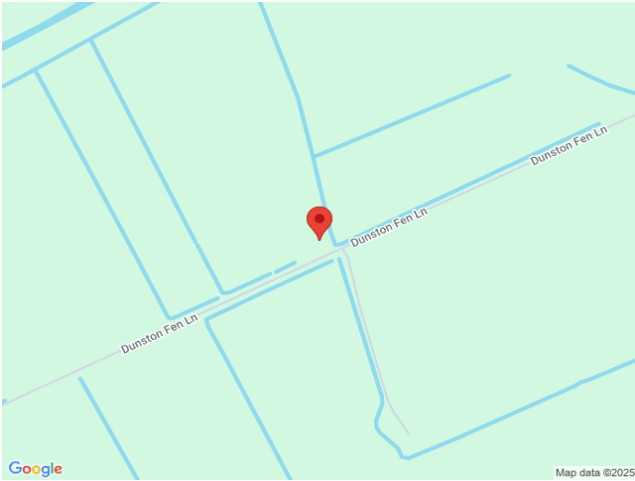
GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



BUNGALOW, DUNSTON FEN LANE

TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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		59 D
39-54	E		
21-38	F	35 F	
1-20	G		



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