



- Semi-Detached Family Home
- Beautifully Extended & Refurbished
- Pleasant Village Location
- 4 Bedrooms & 2 Bathrooms

- Superb Living Accommodation
- Generous Driveway
- Substantial Rear Garden
- Call Today To View!

Fen Lane, Dunston, LN4 2HB
£350,000





EXTENDED & BEAUTIFULLY REFURBISHED FAMILY HOME! Starkey&Brown are pleased to offer for sale this beautifully refurbished semi-detached home which stands upon a substantial plot within the picturesque Lincolnshire village of Dunston. The property has benefitted from a full scheme of impressive modernisation works and has accommodation which briefly comprises spacious entrance hallway, ground floor shower room, lounge with cast-iron open fire, library, high quality kitchen with quartz work surfacing opening into 16'7" dining room with bi-fold doors overlooking the rear garden, utility/pantry and additional ground floor bathroom. To the first floor there is a landing area, 4 well proportioned bedrooms, bespoke dressing room/wardrobe area to the master bedroom and first floor WC. Outside the property has gravelled driveway with space for at least 2 vehicles and a substantial rear garden which is predominately laid to lawn with 2 patio/entertaining areas and a number of outbuildings/sheds. In the agents opinion viewing of this property would be highly recommended in order for it to be fully appreciated. Council tax band: B. Freehold.



Entrance Hallway

Having a part-glazed front entrance door, bespoke fitted shoe bench with complementary cloak cupboard and shelving, wood-effect luxury vinyl flooring, radiator, coved ceiling, and stairs rising to the first floor.

Ground Floor Shower Room

Having a luxury 3-piece suite comprising a double tiled shower cubicle with mains-fed rainfall shower, additional handheld shower and sliding glass shower door, wall hung wash hand basin with vanity unit beneath, a low-level WC, ceramic tiled floor, heated towel rail, attractive marble effect tiled walls, LED downlights and an extractor.

Lounge

13' 10" x 14' 4" (4.21m x 4.37m)

Having a feature cast-iron open fire with granite tiled hearth and wooden surround, wood effect luxury vinyl flooring, a radiator and coved ceiling.

Library

7' 2" x 6' 2" (2.18m x 1.88m)

Having bespoke fitted bookshelves/display shelving with storage beneath, wood effect luxury vinyl flooring, a radiator, and coved ceiling.

Kitchen

11' 5" x 9' 7" (3.48m x 2.92m)

Having a bespoke range of wall and base units with quartz work surfacing, Peninsula unit incorporating a breakfast bar with an inset one-and-a-half bowl sink unit with mixer taps over and pendant lighting over, 2 pantry style larder units, cooking range with cooker hood over, space for an American style fridge freezer, integral dishwasher, concealed bins, a radiator, vaulted ceiling with Velux window and LED downlights. Opening into:

Dining Room

16' 7" x 10' 2" (5.05m x 3.10m)

Having wood-effect luxury vinyl flooring, a roof lantern, a radiator, LED downlights, and large bi-fold doors overlooking the rear garden.

Utility/Pantry

7' 4" x 7' 2" (2.23m x 2.18m)

Having a bespoke range of quality fitted units to include a larder unit, display shelving, quartz work surfacing, plumbing for a washing machine with space for a tumble dryer over, wine cooler, concealed laundry basket, wood effect luxury vinyl flooring, and coved ceiling.

Ground Floor Bathroom

Having a luxury 3-piece suite comprising a panelled bath with central mixer taps over, mains-fed rainfall shower, additional handheld shower and folding glass shower screen, circular wash hand basin with vanity unit beneath, low-level WC, ceramic tiled floor, heated towel rail, attractive marble-effect tiled walls and extractor.

First Floor Landing

Having access to part boarded loft with a loft ladder and lighting.

Master Bedroom

14' 4" max x 9' 10" (4.37m x 2.99m)

Having a bespoke fitted dressing room/wardrobe area with a range of quality fitted units, drawers and hanging rail, a radiator, coved ceiling and LED downlights.

Bedroom 2

11' 1" x 9' 9" (3.38m x 2.97m)

Having a radiator and coved ceiling.

Bedroom 3

9' 10" x 9' 8" (2.99m x 2.94m)

Having a window with views over the garden and countryside beyond, a radiator, and a coved ceiling.

Bedroom 4

9' 10" min x 7' 2" (2.99m x 2.18m)

Having a window with views over the garden and countryside beyond, a radiator and coved ceiling.

First Floor WC

Having a low-level WC with a concealed cistern, a wash hand basin set in a vanity unit, tiled effect laminate vinyl flooring, coved ceiling, and an extractor.

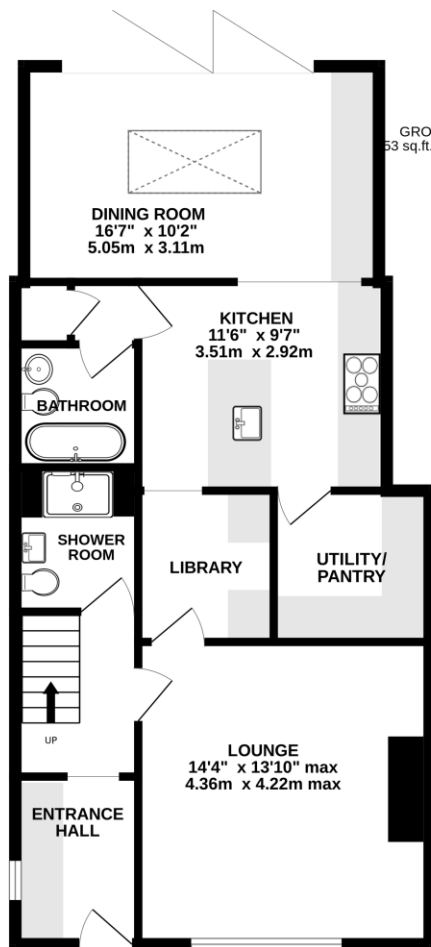
Outside Front

To the front of the property, there is a gravelled driveway with space for at least 2 vehicles, a storm porch leading to the front entrance door.

Outside Rear

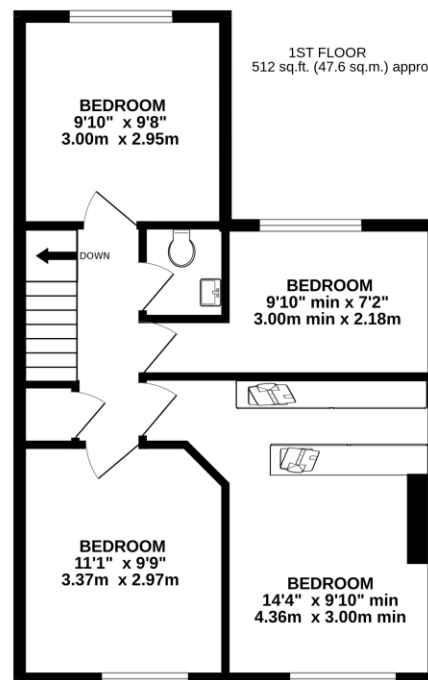
To the rear of the property, there is a substantial garden, predominantly laid to lawn with 2 patio/entertaining areas, a concrete sectional garage/workshop, a children's play area, 2 garden sheds, and outside lighting.





GROUND FLOOR
53 sq.ft. (69.9 sq.m.) approx.

TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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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1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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