



**25 Dunlin Road**  
**Essendine PE9 4UU**



*Welcome to*  
**25 Dunlin Road**

Set in village location with easy access to Stamford & Bourne, with amenities in the nearby village of Ryhall is this well-presented three bedroom detached family home. The property is situated in a quiet cul-de-sac with country walks on the doorstep.



Awaiting Floor Plan

**Entrance Hall**

**Kitchen**

10' x 9' 9" ( 3.05m x 2.97m )

**Lounge**

19' 4" x 11' 4" ( 5.89m x 3.45m )

**Garden Room**

15' x 9' 1" ( 4.57m x 2.77m )

**Bedroom One**

13' 8" x 8' 6" ( 4.17m x 2.59m )

**En-Suite Shower Room**

**Bedroom Two**

10' 11" x 8' 3" ( 3.33m x 2.51m )

**Bedroom Three**

10' 3" x 8' 2" ( 3.12m x 2.49m )

**Shower Room**

7' 5" x 4' 10" ( 2.26m x 1.47m )

**Garage**

16' 3" x 7' 3" ( 4.95m x 2.21m )

Welcome to

## 25 Dunlin Road

- Well-Presented Detached Home
- Garden Room
- Bedroom with En-Suite
- Re-fitted Shower Room
- Lounge with Multi-Fuel Burner
- Solar Panels
- Garage with Electric Door & Utility Area

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

**£315,000**

Offering well-configured and well-presented accommodation throughout, briefly comprising: entrance hall with stairs to the first floor and leading to the kitchen which is fitted with integrated appliances including an oven and microwave, induction hob and a fridge with space for a dishwasher a door into the garage where there is a utility area with additional units, a sink, and space for a washing machine & dryer. Also off the hall is the lounge which has a multi-fuel burner and patio doors to the garden room with French doors out to the rear garden.

Upstairs the main bedroom has an en-suite shower room and built-in wardrobes. Bedroom three has built-in office space cabinetry and the shower room has been re-fitted with a large walk-in shower.

Outside to the front there is a driveway providing off road parking leading to the garage with an electric roller door. The rear garden is mainly laid to lawn with a patio seating area, a summer house and a shed for additional storage.

Viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

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