



Halls Court, Dunston



Freehold

£349,950



## Key Features

- Linked Detached House
- Four Bedrooms
- Popular Village Location
- Garage & Driveway
- Two Reception Rooms
- LPG Central Heating & uPVC Double Glazing
- EPC rating TBC





Well presented FOUR BEDROOM Linked Detached House located in the highly sought after village of Dunston. Perfectly located within walking distance of the local Primary School, shops and playing fields. The property has been fully renovated by the current owners throughout to make this an ideal family home.

The accommodation on offer comprises entrance hall with office space, lounge, diner, breakfast kitchen, bedroom (currently used as a treatment room for their home business) and shower room to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally to the front of the property there is a lawned garden and driveway with space for two cars leading to the single garage. To the rear of the property there is an enclosed lawned garden with multiple patio areas. The property also benefits from uPVC double glazing and LPG central heating.

#### Entrance Hall

External door to front aspect, window to side aspect, stairs to first floor and home office space.

#### Kitchen

17'1" x 9'6" (5.2m x 2.9m)

Window to rear aspect and opening to dining room. Fitted with a range of modern wall and base units with worktops over, sink with drainer, free standing multi-fuel range cooker with extractor over, integrated dishwasher, fridge freezer and washing machine and plinth heater.

#### Dining Room

9'6" x 9'6" (2.9m x 2.9m)

Patio doors to rear aspect and radiator.

#### Lounge

14'10" x 13'1" (4.5m x 4m)

Two windows to front aspect, feature fire place and radiator.

#### Downstairs Bedroom

8'5" x 9'10" (2.6m x 3m)

Window to rear aspect and radiator (Currently used as a therapy room)

#### Shower Room

5'10" x 4'2" (1.8m x 1.3m)

Window to side aspect and fitted with corner shower, low level WC, wash hand basin, extractor and radiator.

#### Landing

Window to side aspect and access to the roof space.

#### Bedroom One

14'4" x 10'2" (4.4m x 3.1m)

Two Windows to the rear aspect and radiator.





### Bedroom Two

8'5" x 11'7" (2.6m x 3.5m)

Window to front aspect and radiator.

### Bedroom Three

8'4" x 8'7" (2.5m x 2.6m)

Window to front aspect, built in wardrobe and radiator.

### Bathroom

8'4" x 7'4" (2.5m x 2.2m)

Window to rear aspect and fitted with feature bath, wash hand basin with vanity unit under, walk in shower, extractor and radiator.

### Outside Front

Block paved driveway with room for one car leading to single detached garage, gravel parking area and lawned garden.

### Outside Rear

Enclosed lawned garden with multiple patio areas, vegetable plot and bin storage area.

### Garage

17'0" x 9'1" (5.2m x 2.8m)

Up and over door, power and lighting.

### Agent 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  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



HALLS COURT, DUNSTON, LN4 2HJ

TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.

Weed every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 not 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.  
Made with MyHome 02026



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk