



## Beckside Bungalow, Middle Street

Dunston, Lincoln, LN4 2EW



Book a Viewing!

### Offers Over £260,000

Tucked away in a non-estate position off a private driveway in the centre of the popular and sought after village of Dunston. This extremely well-presented bungalow has been extensively refurbished by the current vendors. The accommodation comprises of Breakfast Kitchen, Living Room, two Bedrooms and a Shower Room. Outside there is a garage and gardens to the front and side and an off road parking spaces. Viewing is highly recommended to appreciate the quality of accommodation and the location of the property.





**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Dunston is a desirable village lying approximately 9 miles South-East of Lincoln. It boasts the Red Lion public house, a primary school and active village hall. Neighbouring Metheringham also offers further local shops and facilities. The Cathedral City of Lincoln has a choice of well-respected schools, shops and leisure facilities with good travel links at Metheringham Railway Station and Lincoln Central Railway Station. Dunston benefits from a direct bus route to Lincoln and Sleaford.



## ACCOMMODATION

### BREAKFAST KITCHEN

13' 4" x 12' 1" (4.08m x 3.70m) With UPVC double glazed front entrance door, an extensive range of modern fitted units comprising of base cupboards and drawers with work surfaces over, inset sink with mixer tap, further wall mounted eye level units, integrated appliances comprising of dishwasher, washing machine, fridge, freezer, double oven and induction hob with extractor hood over, tiled flooring, radiator, recessed lights to ceiling, UPVC double glazed windows to the front and side elevations, access to the roof space and oil fired central heating boiler.

### INNER LOBBY

With doors to living room and bedroom 1.



### LIVING ROOM

14' 0" x 14' 0" (4.29m x 4.28m) With UPVC double glazed window and door to the side elevation, radiator and wood burning stove.

### BEDROOM 1

10' 4" x 13' 11" L-shaped (3.15m x 4.26m) With UPVC double glazed window and radiator.

### BEDROOM 2

7' 7" x 9' 9" (2.33m x 2.98m) With UPVC double glazed window to the side elevation and radiator.



### SHOWER ROOM

With modern fitted suite comprising of shower cubicle with Aqua smart shower, WC and wash hand basin with vanity units below, tiled walls, tiled flooring, extractor fan, recessed lights to the ceiling, UPVC double glazed window to the front elevation and a built-in airing cupboard housing the hot water cylinder.

### OUTSIDE

The property is approached from Middle Street over a shared private tarmac drive which leads to a gravelled parking area and giving access to a concrete sectional and garage. There is pedestrian access to the right hand side and rear of the property. The gardens are predominantly to the front and left hand side and are lawned with paved patio areas. There is a sun canopy attached to the front over the patio area. Within the gardens there is a timber built shed subdivided into a log store and store and a timber built outside bar. The gardens are enclosed by timber panel fencing.



### GARAGE

21' 11" x 10' 0" (6.69m x 3.05m) (longer than standard) With up and over door, metal side pedestrian door, UPVC double glazed window, power and lighting.



**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

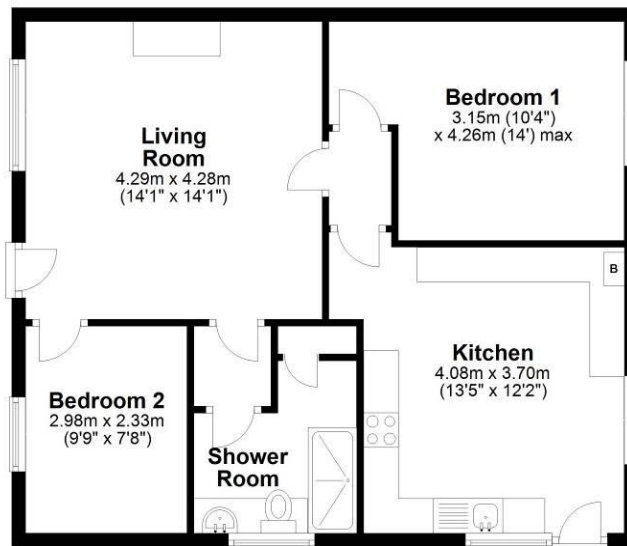
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**Ground Floor**

Approx. 63.7 sq. metres (685.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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