

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



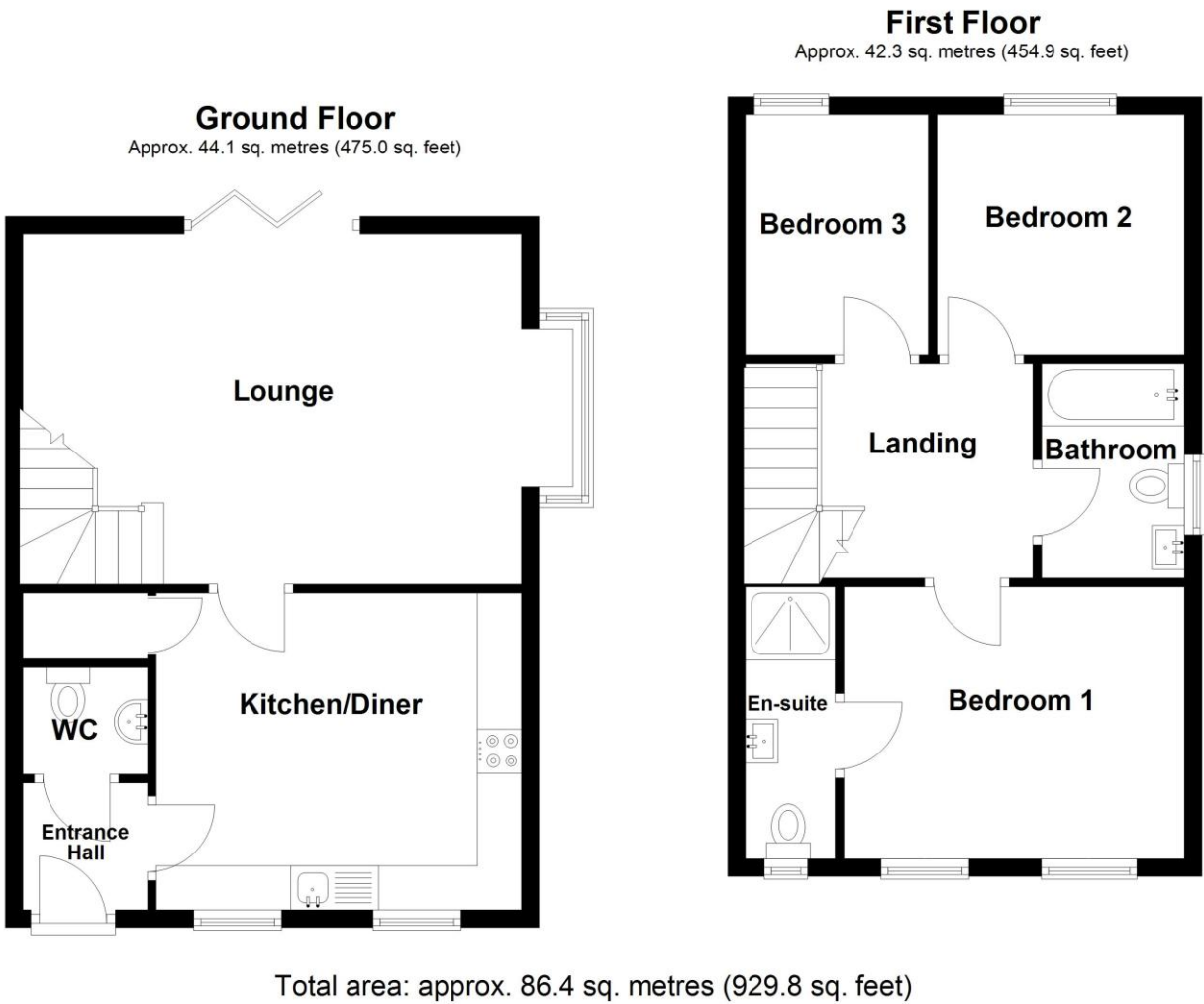
## 41 Dunston Road, Metherringham, Lincoln, Lincolnshire, LN4 3ED

£275,000 Freehold

This stunning three bedroom semi-detached home is finished to a high standard throughout and offers well proportioned accommodation arranged over two floors. The property is apporximately 3 years old and has been extremely well maintained and upgraded, and is ready to move straight into. The propoerty benefits from a full CCTV system.

The entrance hall gives a welcoming first impression and provides access to a handy ground floor cloakroom. From here, you step into the kitchen/diner, which is both practical and stylish. Fitted with modern units and integrated appliances, it offers plenty of space for cooking, and also boasts a central island with breakfast bar area.

Three Bedroom Semi-Detached Home | Beautifully Presented Throughout | Spacious Lounge With Bi-Fold Doors | Open Plan Kitchen/Breakfast | Master Bedroom With En Suite | Stylish Family Bathroom | Ground Floor Cloakroom | Landscaped Low Maintenance Garden | Covered Pergola Ideal For Entertaining | Large Paved Patio Area | Popular Location





## ACCOMMODATION

Entrance Hall

Downstairs W/C - 4'3" x 4'1" (1.3m x 1.24m)

Kitchen/Diner - 13'7" x 11'10" (4.14m x 3.6m)

Lounge - 18'7" x 13'1" (5.66m x 4m)

Bedroom One - 12'8" x 10'2" (3.86m x 3.1m)

Ensuite Shower Room

Bedroom Two - 9'3" x 9' (2.82m x 2.74m)

Bedroom Three - 9' x 6'10" (2.74m x 2.08m)

Family Bathroom

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

## DESCRIPTION

To the rear is a spacious and light-filled lounge with neutral decor, modern flooring and bifold doors opening onto the garden making it the perfect room to bring the outside in during the summer. The flooring downstairs has underfloor heating and electric blinds.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room. The remaining two bedrooms are a good size and are served by a lovely modern family bathroom.

Throughout the house, the finish is consistent and well thought out, with quality fixtures, tasteful decor and numerous upgrades.

The rear garden has been designed with low maintenance and entertaining in mind. A large paved patio provides plenty of space for outdoor seating and summer gatherings, while the neatly laid artificial lawn offers a clean, usable area all year round. A standout feature is the covered pergola, creating a brilliant sheltered space for dining, relaxing or hosting friends, complete with lighting and space for a barbecue.

