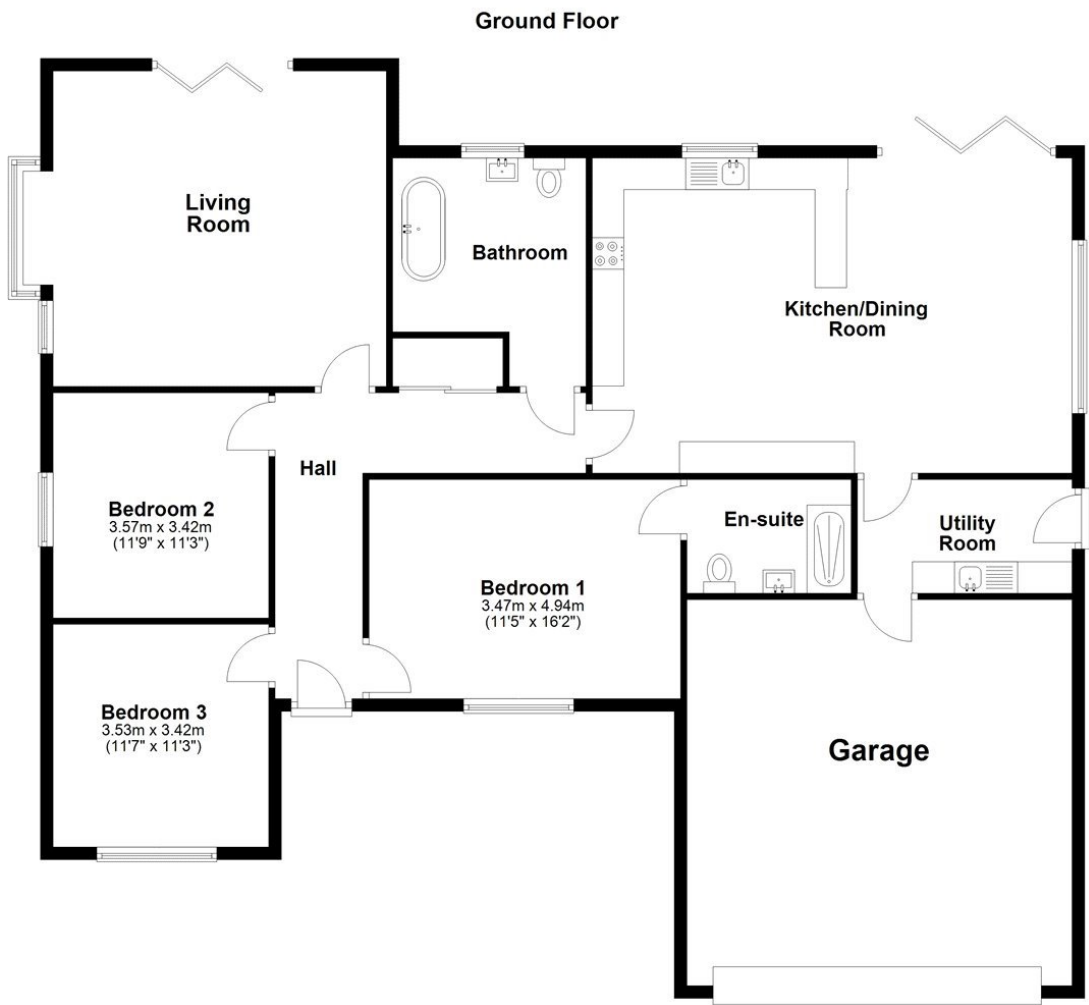


EPC TO FOLLOW



30c Main Street, Dorrington, Lincoln, Lincolnshire, LN4 3PX

£525,000 Freehold

A superbly constructed detached bungalow on a small development of just 4 bungalows, with generous southerly-facing rear gardens affording field views and finished to a high specification with underfloor heating, oak-finished internal doors, bespoke contemporary fitted kitchen with slate-effect worktop, and NEFF built-in appliances.

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ACCOMMODATION

Reception Hallway - Approached by a part-glazed composite door with two full-height opaque glazed side windows, the reception hallway gives access to all principal reception rooms, airing cupboard housing hot water cylinder.

Living Room - 17'3" x 16'2" (5.26m x 4.93m) UPVC window to side aspect, 3-door aluminium bi-folding doors to rear aspect giving access to the rear garden, recessed fireplace with tiled hearth, television point.

Kitchen Dining Room - 23'8" x 14'5" (7.21m x 4.4m) UPVC windows to both side and rear aspects, 3-door aluminium bi-folding doors to rear aspect. The kitchen is fitted with a high-quality bespoke contemporary range of base, eye-level, and larder units with slate-effect worktop over, ceramic hob with extractor over, eye-level double oven, one-and-a-half-bowl sink, built-in fridge/freezer, and dishwasher.

Utility Room - 11'9" x 5'7" (3.58m x 1.7m) Half-glazed UPVC door to side aspect, fitted with complementary units with slate-effect worktop, stainless steel sink, and space for appliances, personal door to garage.

Master Bedroom - 12'7" x 11'1" (3.84m x 3.38m) UPVC window to front aspect, television point.



En-Suite Shower Room - Fitted with a 3-piece suite comprising walk-in glazed and tiled double shower cubicle with twin-head mains-fed shower over, close-coupled WC, wall-mounted vanity unit housing hand wash basin, heated towel rail, ceramic floor, and half-height wall tiling.

Bedroom 2 - 11'4" x 11'4" (3.45m x 3.45m) UPVC window to front aspect.

Bedroom 3 - 11'5" x 11'4" (3.48m x 3.45m) UPVC window to side aspect.

Family Bathroom - Opaque glazed UPVC window to rear aspect, fitted with a 3-piece suite comprising panelled bath with twin-head mains-fed shower over, close-coupled WC, wall-mounted vanity unit housing hand wash basin, heated towel radiator.

Outside - The property is set in a small development of just 4 new-build bungalows, with a generous gravelled driveway to the front offering ample off-street parking for numerous vehicles and leading to the DOUBLE GARAGE (19'2" x 18'7"), having an electric roller door to front aspect, personal door to utility room, light, and power points.

The rear garden is of particular note, being very generously proportioned, southerly facing, and affording open field views.