



Plot 30 Dunston Fen, Metherringham Lincoln LN4 3AP

welcome to

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Nestled within the exclusive and highly sought-after Hideaway development at Dunston Fen, this exceptional three bedroom luxury lodge offers a unique opportunity to enjoy countryside living in a tranquil and beautifully maintained setting being sold with no onward chain.



Nestled within the exclusive and highly sought-after Hideaway development at Dunston Fen, this exceptional three bedroom luxury lodge offers a unique opportunity to enjoy countryside living in a tranquil and beautifully maintained setting. Combining contemporary design with high-quality finishes throughout, this stunning lodge provides an ideal retreat for those seeking peace, comfort and style.

The accommodation in brief comprises of: living room, kitchen, shower room and three bedrooms with an en suite to the master. Externally, the property benefits from a private decking area, providing the perfect space for al fresco dining, morning coffee or simply enjoying the peaceful surroundings. The development itself is renowned for its picturesque setting, offering residents a relaxing lifestyle amid the stunning Lincolnshire countryside while remaining conveniently placed for access to Lincoln, Sleaford and surrounding villages.

AGENT'S NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Living Room

Kitchen

Shower Room

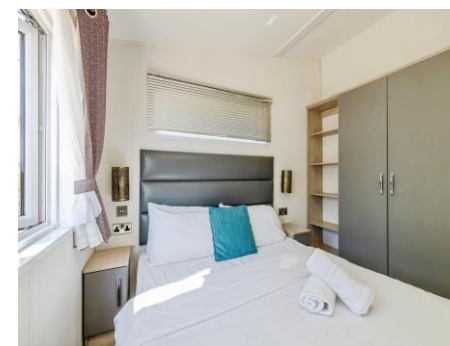
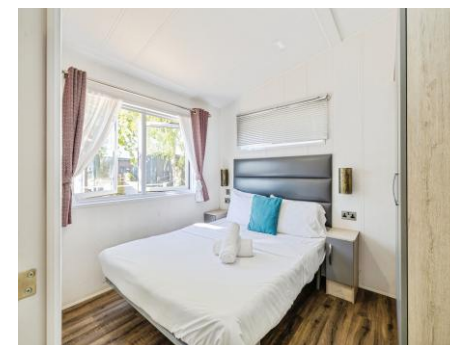
Bedroom One

En Suite To Bedroom One

Bedroom Two

Bedroom Three

Outside



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Plot 30 Dunston Fen, Metherringham Lincoln

- THREE BEDROOM DETACHED LODGE
- IMMACULATE AND WELL PRESENTED THROUGHOUT
- EN SUITE TO MASTER BEDROOM
- PRIVATE DECKING AREA WITH FIELD VIEWS
- NO ONWARD CHAIN

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124029 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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