



Lincoln Road, Fenton, Lincoln

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 OLIVER REILLY



# Lincoln Road, Fenton, Lincoln

- SPACIOUS DETACHED FAMILY HOME
- LOVELY SEMI-RURAL VILLAGE LOCATION
- TWO LARGE RECEPTION ROOMS
- SUBSTANTIAL MULTI-PURPOSE CONSERVATORY
- EXTENSIVE DRIVEWAY & INTEGRAL DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- GF W.C & SHOWER ROOM
- STYLISH MODERN KITCHEN
- WONDERFUL 0.14 OF AN ACRE PLOT
- VIEWING ESSENTIAL! Tenure: Freehold. EPC: 'D'

A WHOLESOME FAMILY HOME!!!

Step inside this attractive contemporary GEM! Offering a spacious, versatile and free-flowing internal layout. Perfect for any growing family!

The property stands proud on an enviable 0.14 of an acre private plot within the charming semi-rural village of Fenton, close to the extremely well-served village of Saxilby. The property also boasts ease of access to Newton-on-Trent, Lincoln, Gainsborough and Newark.

You'll fall HEAD OVER HEELS the moment you step inside this BRIGHT & AIRY modern beauty. The substantial internal layout spans in EXCESS of 1,700 square/ft (garage included). Greeted by an inviting reception hall with under-floor heating, a ground floor W.C, separate shower room, FABULOUS MODERN KITCHEN, with a range of integrated appliances, separate dining room and a LARGE LIVING ROOM with a superb media wall and French doors leading into a HUGE MULTI-PURPOSE CONSERVATORY, with under-floor heating and a clear glass roof. The galleried first floor landing hosts FOUR DOUBLE BEDROOMS. All with extensive fitted wardrobes and a STUNNING FOUR-PIECE BATHROOM.

Externally, the property is greeted via a copious MULTI-CAR DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING for a range of vehicles, including a caravan/ motor home. Giving access into the INTEGRAL DOUBLE GARAGE, with electric roller door, which could be utilised into additional living space. Subject to relevant approvals. The highly private rear garden is a wonderful space for the whole family. Captivated by an unspoiled outlook to the rear.

Further benefits of this MARVELLOUS MODERN BEAUTY include uPVC double glazing, oil-fired central heating and an alarm system.

CREATE LASTING MEMORIES!.. inside this all-round excellent home. PRIMED AND READY for your immediate appreciation!

Offers in excess of £350,000



**RECEPTION HALL:** 14'9 x 7'11 (4.50m x 2.41m)  
A copious and inviting entrance. Accessed via an obscure uPVC double glazed front door, with obscure uPVC double glazed window to the front elevation. Providing ceramic tiled flooring with underfloor heating, recessed ceiling spotlights, complementary oak staircase with the carpeted stairs and glass partitioned balustrade rising to the first floor. Recessed ceiling spotlights, coving, PIR alarm sensor, single panel radiator, wall mounted electronic central heating control and alarm panel. Access into both reception rooms, the integral DOUBLE garage, kitchen, shower room and ground floor W.C.

**GROUND FLOOR W.C:** 6'6 x 3'7 (1.98m x 1.09m)  
Accessed via a complementary oak internal door. With ceramic tiled flooring, a low level W.C with push-button flush, pedestal wash hand basin with chrome taps and medium height wall tiled splash backs. Chrome heated towel rail, shaver point, recessed ceiling spotlights and an obscure high-level uPVC double glazed window to the side elevation.

**GROUND FLOOR SHOWER ROOM:** 6'6 x 3'2 (1.98m x 0.97m)  
Accessed via a complementary oak internal door. With ceramic tiled flooring, a fitted shower cubicle with mains shower facility, chrome heated towel, recessed ceiling spot lights, extractor fan and an obscure uPVC window to the side elevation.

**STYLISH MODERN KITCHEN:** 12'5 x 10'8 (3.78m x 3.25m)  
Of STUNNING modern design, providing tiled flooring. The extensive kitchen provides a complementary range of fitted wall and base units with laminate wood-effect roll-top work surfaces over and up-stands. Medium height 'HOTPOINT' electric oven, separate four ring 'HOTPOINT' induction hob with stylish extractor hood above. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated dishwasher. Full height fridge, separate full height freezer and bin storage. Recessed ceiling spotlights, uPVC double glazed window to the rear elevation. An obscure uPVC double glazed external door gives access into the well-appointed garden.

**LARGE LIVING ROOM:** 18'3 x 11'8 (5.56m x 3.56m)  
Accessed via a complementary oak internal door. A lovely sized reception room, providing grey carpeted flooring, a central ceiling light fitting, two wall light fittings, two double panel radiators, coving and TV connectivity point. Eye-catching media wall with provision for an inset flame-effect electric fire with original fireplace behind, which could be re-instated for a gas fire or log burner. Subject to relevant approvals. Complementary feature bay with uPVC double glazed windows to the front elevation. uPVC double glazed French doors open into the expansive multi-purpose conservatory.

**DINING ROOM:** 10'8 x 8'10 (3.25m x 2.69m)  
Accessed via a complementary glass panelled oak internal door. With carpeted flooring, a central ceiling light fitting, coving, double panel radiator, TV connectivity point and partial dado railing. uPVC double glazed French doors open into the large conservatory.

**GENEROUS MULTI-PURPOSE CONSERVATORY:** 19'8 x 18'10 (5.99m x 5.74m)  
Wonderful and highly functional space, of part brick and uPVC construction with a pitched glass roof. Providing complementary ceramic tiled flooring with under-floor heating, three large double panel radiators, three wall light fittings, various double power sockets, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out onto the block paved seating area within the highly private rear garden. Max measurements provided.





#### **GALLERIED FIRST FLOOR LANDING:**

15'10 x 12'1 (4.83m x 3.68m)  
With complementary oak handrail with glass partitioned balustrade, recessed ceiling spotlights, coving, smoke alarm, loft hatch access point, PIR alarm sensor, single panel radiator and a large uPVC double glazed window to the front elevation, overlooking the extensive driveway. The landing gives access into the family bathroom and all four DOUBLE bedrooms. All via complementary oak internal doors. Max measurements provided.

#### **MASTER BEDROOM:**

10'1 x 8'10 (3.07m x 2.69m)  
A well-appointed DOUBLE bedroom, located at the front of the house, providing provision for a king-sized bed. With carpeted flooring, recessed ceiling spotlights, coving, TV connectivity point, single panel radiator and extensive fitted wardrobes. uPVC double glazed window to the front elevation. Max measurements provided up to fitted wardrobes.

#### **BEDROOM TWO:**

9'9 x 9'1 (2.97m x 2.77m)  
A well-appointed DOUBLE bedroom providing carpeted flooring, recessed ceiling spotlights, coving, single panel radiator, TV connectivity point and extensive fitted wardrobes. uPVC double glazed window to the rear elevation, overlooking the private garden. With an unspoiled outlook behind. Max measurements provided up to fitted wardrobes.

#### **BEDROOM THREE:**

10'8 x 9'9 (3.25m x 2.97m)  
A lovely DOUBLE bedroom, providing carpeted flooring, recessed ceiling spotlights, coving, single panel radiator, TV connectivity point and extensive fitted wardrobes. uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided up to fitted wardrobes.

#### **BEDROOM FOUR:**

10'8 x 9'6 (3.25m x 2.90m)  
A lovely DOUBLE bedroom providing carpeted flooring, recessed ceiling spotlights, coving, single panel radiator, TV connectivity point and extensive fitted wardrobes. uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided up to fitted wardrobes.

#### **FOUR-PIECE FAMILY BATHROOM:**

8'1 x 5'4 (2.46m x 1.63m)  
Of stylish contemporary design, providing grey ceramic tiled flooring. A panelled bath with chrome mixer tap and floor to ceiling grey wall tiled splash backs. A fitted shower cubicle with mains shower facility and floor to ceiling grey wall tiling. A low-level W.C with push-button flush and white ceramic wash hand basin with chrome mixer tap. Inset to fitted vanity storage unit. Floor-to-ceiling grey wall tiling, chrome heated towel rail, recessed ceiling spotlights. Provision for a wall mounted illuminated vanity mirror. An obscure uPVC double glazed window to the side elevation.

#### **INTEGRAL DOUBLE GARAGE:**

17'4 x 15'3 (5.28m x 4.65m)  
Accessed via an electric roller garage door. Providing power, lighting, a high-level obscure uPVC double glazed window to the side elevation. Access to the oil fired central heating boiler and hot water cylinder. Plumbing/provision for a freestanding washing machine and tumble dryer. Wall mounted central heating and hot water control panel and a loft hatch access point. The garage holds great potential to be utilised/ converted into additional living accommodation, if required. Subject to relevant approvals.

#### **EXTERNALLY:**

The front aspect provides a brick pillared entrance onto an extensive concrete and gravelled driveway. Ensuring ample OFF-STREET parking for a caravan/motor home with access into the integral DOUBLE GARAGE with two external wall lights. A concrete pathway leads to the front entrance door storm with canopy above. The front garden is partially laid to lawn with a mature hedged front and right side boundary and picket fenced left side boundary. A left sided timber gate opens into a substantial block paved seating/entertainment area, within the rear garden, with outside tap and external security light. Steps lead up to a formal garden, predominantly laid to lawn with surrounding slate borders, an additional paved seating area and hard-standing/ provision for a garden shed. There is access to the oil tank with fenced side and rear boundaries. Enjoying an unspoiled mature outlook behind. Creating a vast degree of privacy, all year round.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Approximate Size: 1,740 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral double garage.

#### **Tenure: Freehold. Sold with vacant possession.**

#### **Local Authority:**

West Lindsey District Council.

#### **Council Tax: Band 'D'**

#### **EPC: Energy Performance Rating: 'D' (63)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

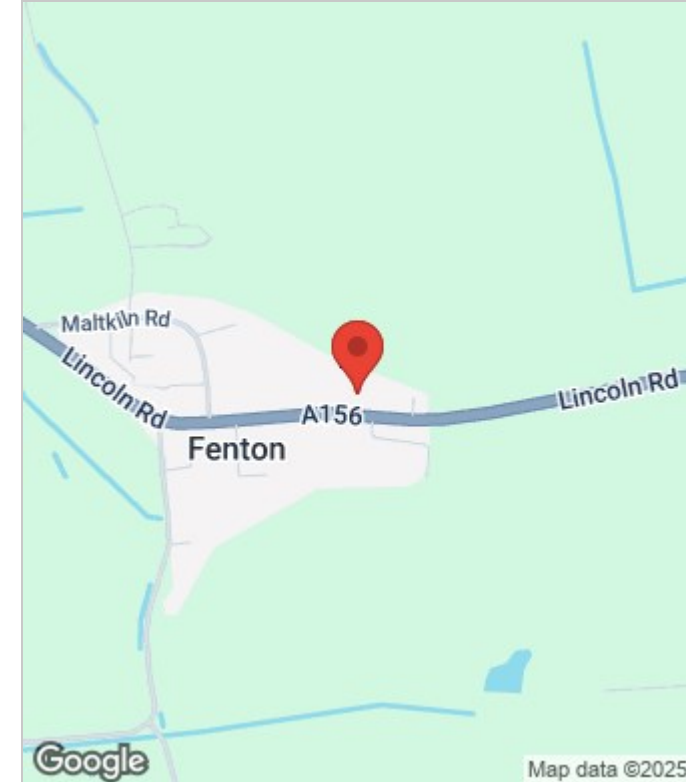




**Viewing Arrangements:**  
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**  
 Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**  
 These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	