

Buy. Sell. Rent. Let.



Macphail Crescent, Lincoln

 5  4  2

When it comes to
property it must be


lovelle



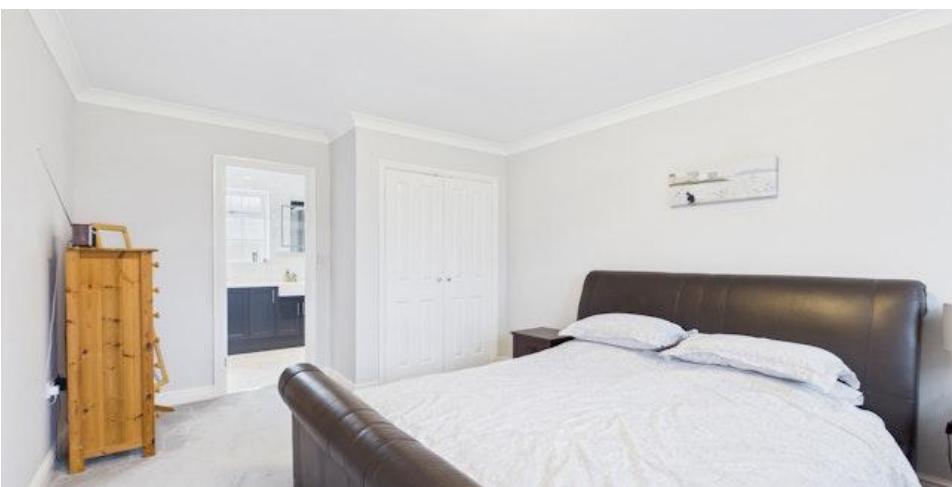
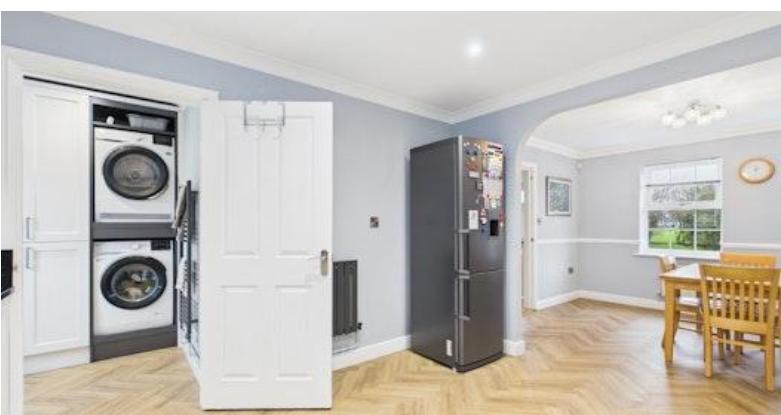
Asking Price £500,000



An impressive five-bedroom detached family home arranged over three floors, offering spacious and versatile accommodation finished to a high standard throughout. Featuring a high-spec kitchen, separate dining room, multiple en-suites, double garage and an attractive outlook over a communal green, this property is perfectly suited for modern family living.

Key Features

- Five double bedroom detached family home
- Spacious accommodation arranged over three floors
- Stunning kitchen with quartz worktops
- High-spec appliances including induction hob and boiling water tap
- Separate laundry room
- Large lounge and sunroom
- Four bathrooms
- Low maintenance rear garden with artificial lawn and patio
- Double garage and driveway parking
- Attractive outlook over a communal green space





A substantial and beautifully presented five-bedroom detached family home, enjoying a pleasant outlook over a communal green on the sought-after Macphail Crescent, Saxilby. The property offers spacious and versatile accommodation arranged over three floors, with high-quality finishes throughout, creating a home that feels both impressive and practical for modern family living.

Upon entering, a welcoming entrance hallway provides access to useful storage cupboards, a downstairs WC and leads through to the main living spaces. The standout feature of the home is the stunning kitchen and dining room, which truly forms the heart of the property. Finished with quartz worktops, the kitchen boasts an induction hob with Bluetooth connectivity to the extractor fan, an instant boiling water tap with filtered cold water, built-in double oven, microwave and dishwasher, and larger-than-average cabinetry offering exceptional storage. There is ample worktop space and room for a large freestanding fridge freezer, making this a superb space for both everyday family life and entertaining. Just off the kitchen is a very handy utility room, thoughtfully designed with space for a washing machine and tumble dryer, along with practical pull-out drawers positioned between the appliances for fresh laundry. The ground floor also benefits from a generous lounge, ideal for relaxing, which flows seamlessly into a conservatory overlooking the rear garden, providing additional reception space filled with natural light.

To the first floor, there are three well-proportioned double bedrooms, including the principal bedroom which enjoys a sleek and modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms on this level. The second floor offers two further spacious double bedrooms, both benefiting from their own en-suites, making this level ideal for guests, older children, or multigenerational living. Additional storage cupboards are located on the ground, first and second floors, enhancing the practicality of the home.

Externally, the property features a low-maintenance rear garden, laid with artificial lawn and patio seating areas, perfect for outdoor dining with minimal upkeep. To the front, there is a double garage complete with power and useful attic storage, along with driveway parking directly in front. The home further benefits from an attractive open outlook across a communal green space, adding to the sense of space and setting. Overall, this impressive home offers generous accommodation, high-end finishes and a grand yet welcoming feel, making it an ideal choice for families seeking space, comfort and quality in a desirable village location.

Entrance Hallway

2.08m x 4.33m (6'10" x 14'2")

A welcoming entrance with access to useful storage cupboards, downstairs WC and stairs rising to the upper floors.

Kitchen

3.59m x 3.88m (11'10" x 12'8")

A beautifully finished kitchen fitted with quartz worktops, an induction hob with Bluetooth connectivity to the extractor fan, instant boiling water tap with filtered cold water, built-in double oven, microwave and dishwasher, and larger-than-average cupboards offering excellent storage. There is ample worktop space along with room for a large freestanding fridge freezer.

Dining Room

3.57m x 3.02m (11'8" x 9'11")

A separate and well-proportioned dining room, ideally positioned adjacent to the kitchen, providing a dedicated space for family meals and entertaining.

Laundry Room

1.28m x 1.51m (4'2" x 5'0")

Located just off the kitchen, the utility room offers space for a washing machine and tumble dryer, with practical pull-out drawers positioned between the appliances for laundry storage.

WC

2.08m x 1.01m (6'10" x 3'4")

A convenient ground floor WC, ideal for guests and everyday family use.

Lounge

3.53m x 6.99m (11'7" x 22'11")

A spacious and well-proportioned reception room, perfect for relaxing, with doors leading through to the sunroom.

Sunroom

2.71m x 3.33m (8'11" x 10'11")

A bright and versatile additional reception space overlooking the rear garden.

First Floor Landing

2.1m x 5m (6'11" x 16'5")

Providing access to three double bedrooms, the family bathroom and additional storage.

Bedroom One

3.52m x 5.03m (11'6" x 16'6")

A generous double bedroom benefiting from a modern en-suite shower room.

Bedroom Two

3.56m x 3.76m (11'8" x 12'4")

A well-sized double bedroom.

Bedroom Three

3.57m x 3.18m (11'8" x 10'5")

Another comfortable double bedroom, ideal for family or guests.

Family Bathroom

2.91m x 1.9m (9'6" x 6'2")

A contemporary family bathroom serving the first-floor bedrooms.

Second Floor Landing

2.1m x 4.73m (6'11" x 15'6")

Access to two further double bedrooms and additional storage cupboards.





Bedroom Four

3.64m x 3.84m (11'11" x 12'7")

A spacious double bedroom with its own en-suite shower room.

Bedroom Five

3.57m x 3.79m (11'8" x 12'5")

Another double bedroom, also benefiting from a private en-suite bathroom.

Outside

To the rear is a low maintenance garden featuring artificial lawn and patio seating areas. To the front, the property enjoys an open outlook across a communal green space. A double garage with power and useful attic storage is positioned to the side, with driveway parking in front.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

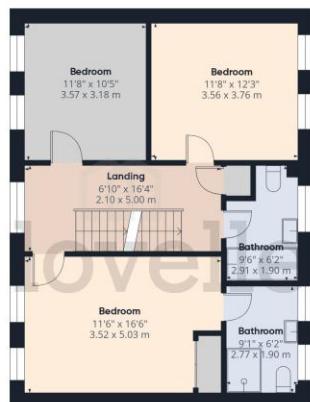
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Floor 2 Building 1



Approximate total area⁽¹⁾

2261 ft²
210 m²

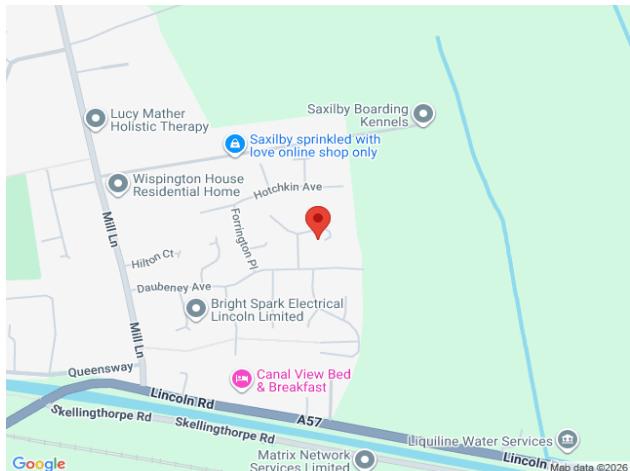
Reduced headroom
48 ft²
4.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

When it comes to property
it must be

lovelle

01522305605

lincoln@lovelle.co.uk