



5 Latham Court, Holland Fen, Lincoln, LN4 4QL

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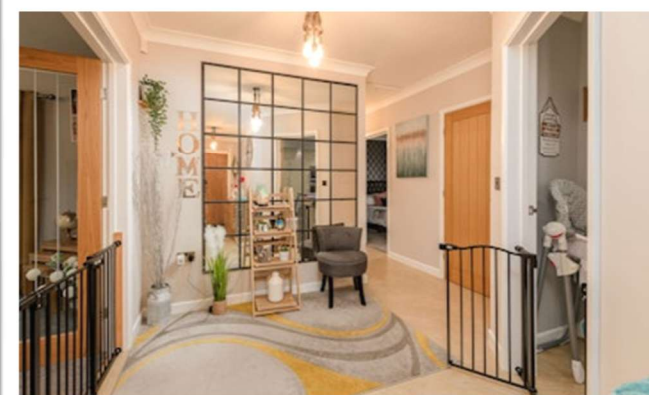
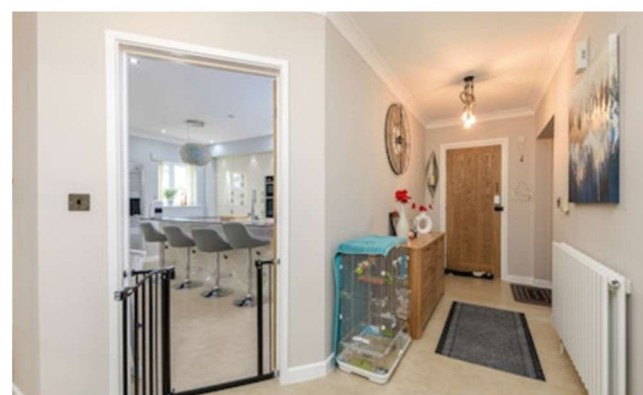
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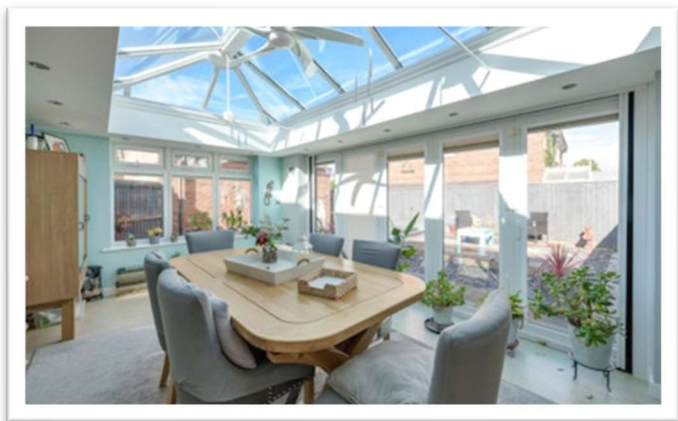
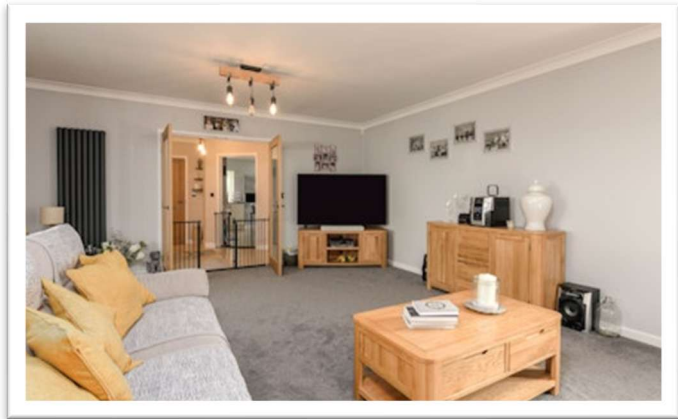
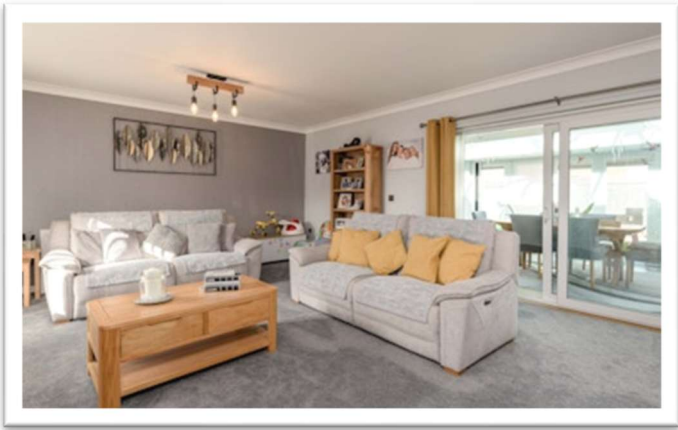
Offers over £375,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge/diner & sun room
- Breakfast kitchen & utility
- Master bedroom with en-suite & dressing room
- Driveway & double garage
- Low maintenance garden
- EPC rating C





Nestled in the tranquil semi-rural setting of Holland Fen, just a ten-minute drive from Boston, this deceptively spacious executive detached bungalow combines countryside charm with modern luxury. Built to an exceptional standard, it forms part of an exclusive courtyard-style development of only five bungalows, offering both privacy and a sense of community.

The accommodation is thoughtfully designed and comprises a welcoming entrance hall, a generous lounge and dining area, a bright sun room, a stylish breakfast kitchen and a practical utility room. The master suite boasts its own en-suite and dressing room, while two further bedrooms are served by a family bathroom.

Outside, the property enjoys ample off-road parking to the front, a double garage and an enclosed side garden that provides an ideal space for relaxation or entertaining. The interior has been finished with a keen eye for detail, featuring Karndean flooring to the entrance hall, sun room and kitchen, as well as a luxury fitted kitchen complete with granite work surfaces and integrated appliances. All windows are fitted with fly screens and vertical blinds, adding both comfort and convenience.

This beautifully appointed bungalow offers high-specification living in a peaceful location, making it a rare opportunity not to be missed.

ACCOMMODATION

Part glazed front entrance door to the:

PORCH

Having two full height windows to front elevation, tiled floor with underfloor heating and part glazed door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, two radiators, telephone connection point, Karndean flooring, built-in cloaks cupboard, service door to garage and access to roof space. Double doors through to the:





LOUNGE/DINER

6.73m x 4.93m (22'1" x 16'2")

Having window side elevation, two radiators and television & satellite connection points. Sliding doors through to the:

SUN ROOM

5.69m x 3.33m (18'8" x 10'11")

Having tinted glass roof, sealed unit double glazed bi-fold doors with fitted blinds & fly screens to side elevation, sealed unit double glazed uPVC window to front elevation, Karndean flooring with underfloor heating, wall light points, television aerial connection point and ceiling fan/light fitting.

BREAKFAST KITCHEN

4.6m x 3.56m (15'1" x 11'8")

Having two sealed windows to rear elevation, coved ceiling with inset ceiling spotlights, Karndean flooring and two chrome heated towel rails. Fitted with a range of high gloss units which comprise of a whole wall fitted with cupboards, integrated fridge & freezer, two warming drawers, integrated double oven, microwave & steam oven. Further island unit with breakfast bar to one side with a granite work surface having an inset Franke 1 1/4 bowl composite sink with drainer, waste disposal & Quooker mixer tap and an inset Neff induction hob with pendant extractor over, cupboards, drawers and integrated Neff dishwasher under. Bang & Olufsen television inset to unit with cupboards under and to both sides.



UTILITY

2.24m x 1.34m (7'4" x 4'5")

Having window to rear elevation, coved ceiling, radiator, extractor, work surface with space & plumbing for automatic washing machine & tumble dryer, water softener under, cupboard over and larder style cupboards opposite.

MASTER BEDROOM

4.06m x 4.01m (13'4" x 13'2")

Having window to rear elevation, coved ceiling, radiator, fitted wardrobes to either side of double bed space with bedside drawers, overhead cupboards with downlighters, further cupboards & drawers under the window with fitted window seat, dressing table and further drawers with TV cupboard over.

DRESSING ROOM

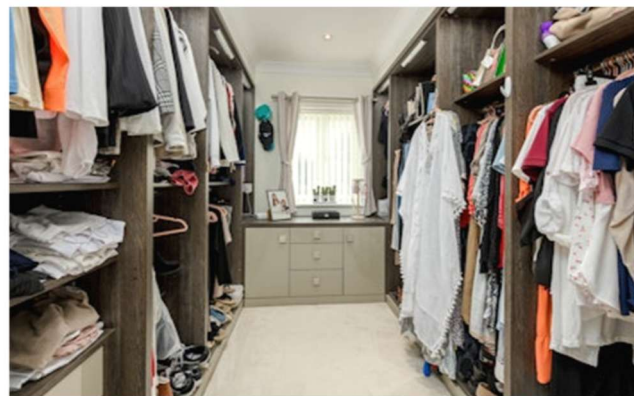
2.96m x 2.48m (9'8" x 8'1")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, range of shelving with hanging rails and cupboards & drawers under the window.

EN-SUITE

4.46m x 2.03m (14'7" x 6'8")

Having two windows to front elevation, coved ceiling, tiled floor, chrome heated towel rail and extractor. Fitted with a suite comprising: fully tiled walk-in shower enclosure with twin overhead rainfall shower fittings, two hand basins with illuminated mirrors over inset to Corian surface with range of cupboards & drawers under and WC with concealed cistern.



BEDROOM TWO

3.56m x 2.96m (11'8" x 9'8")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

3.31m x 2.04m (10'11" x 6'8")

Having window to front elevation overlooking the sun room, coved ceiling and radiator.

BATHROOM

2.28m x 2.04m (7'6" x 6'8")

Having window to front elevation overlooking the sun room, coved ceiling, radiator, ceramic tiled floor, extractor and shaver point. Fitted with a white suite comprising: panelled bath with tiled splashback, close coupled WC and combined hand basin with two drawers under, tiled splashback & backlit mirror cabinet over and further storage cabinet.



EXTERIOR

The property is approached over a small bridge to a block paved driveway which leads to a further block paved area which provides off-road parking and leads to the:

DOUBLE GARAGE

6.26m x 5.75m (20'6" x 18'11")

Having electric roller shutter door, window to side, sink unit with hot water, space & plumbing for automatic washing machine, airing cupboard housing hot water cylinder, light and power.

GARDENS

The garden to the side is fully enclosed by timber fencing and low maintenance. Being paved in the majority with borders and having decked areas, tap & power point and light. To the rear of the property there is a further block paved area with a bed of established shrubs, hot & cold taps, power point, screened oil storage tank and storage.

SERVICES

The property has mains electricity and water connected. Drainage is to an underground bio tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



NEWTON FALLOWELL



Floorplan



Total area: approx. 189.9 sq. metres (2043.8 sq. feet)



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AGENT'S NOTES

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