



7 Brindley Close  
Thorpe on the Hill, Lincoln

**BROWN & CO**







## 7 Brindley Close, Thorpe on the Hill, Lincoln

Situated on the highly sought after Peter Sowerby development, this five bedroom family home extends to around 4,165 sq ft and nestles in around 0.21 of an acre.

Completed in 2021 the expansive and immaculately presented accommodation comprises an Entrance Hall, Open plan Kitchen/Dining Room, Lounge, Play Room, Sun Room, Study, Utility Room and W.C.. The first floor offers five bedrooms, two en-suite bathrooms, dressing room and a family bathroom.

The property benefits from an extensive plot overlooking the green to the front and open field views to the rear. The front elevation offering a large gravel driveway with walled boundaries and an integral double garage. The rear garden is mainly laid to lawn with a large patio and fenced boundaries.



### Sellers Insight

"We came here when the house was brand new in 2021. We love the layout, the space and the light, and it's a really good location – so easy to get into Lincoln or Newark but with a countryside feel."

"The kitchen receives morning and evening sun. There is lots of storage space with the big island and so many cupboards which have Minerva worktops and are very well fitted with appliances. The Rangemaster is one of the latest models with an induction hob with 5 rings, 2 ovens, a grill and warming drawer. There's a boiling water tap, an integrated dishwasher, fridge freezer, wine fridge and the utility has an integrated freezer where doors also conceal the space for a washing machine and tumble dryer. The natural stone floor in the hall, the kitchen and the utility area has been sealed five times to resist marks and stains."

"The fireplace in the lounge is all set to take a log-burner if someone wanted to install one; there is a flue ready in place. We have found the house so warm that with underfloor heating throughout the ground floor and the property being extremely well insulated, there hasn't really been any need."

"It works very well as a family home with so much space and the lovely connection to the garden. All the bi-folding doors across the back mean you can bring the outside in. There are two patio areas and the whole garden is a very sunny space, completely enclosed by high timber fencing with a good-sized lawn so the children can run about and play."

"It's easy to walk to the primary school and great to have Whisby Park so close as well as having a private lake for the residents of the village. There is a lovely community here, quite sociable so you can be involved as much or as little as you like! We have also very much enjoyed visiting historic Doddington Hall, just 5 minutes away where there is a farm shop, Padel Court, a café, a bike store and lots of trails for walking and cycling."

### Location

Brindley Close is a small, executive development and features ornate details such as old fashioned street lighting lining the large sweeping verges, and a thatched cottage in the heart of the development, all overlooking undisturbed views of the surrounding countryside.

The village is about 7 miles southwest of the historic city of Lincoln with its spectacular 11th century Cathedral and Castle at the heart of the cultural Cathedral Quarter which includes the popular Bailgate shopping area.

The market town of Newark-on-Trent in Nottinghamshire is only 10 miles south with direct trains to London King Cross in around 70 minutes.

Hykeham Sailing Club is located on one of the larger nearby lakes. Lincoln Golf Club is within walking distance, so too Lake View Restaurant which has 5-star reviews, whilst The Railway Inn pub and restaurant on the outskirts of Thorpe on the Hill also has top star reviews and offers rooms.

The well served village of North Hykeham is only a couple of miles away with a wide range of shopping, Schooling and amenities including a superb new medical centre, whilst its train station is on the Nottingham to Lincoln Central line.





### Schools

An easy walk away in the village is Ofsted rated Good, St. Michael's C of E Primary School, whilst within a 10 minute drive, the independent Burton Hathow Preparatory School is a top-ranking nursery and junior school. For secondary education, an Ofsted 'Outstanding' school is The Priory Academy LSST which is around 5 miles into Lincoln and, in the private sector, the Lincoln Minster Schools (both Prep and Senior) are also highly sought after.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band F

### Broadband & Mobile

We understand from the Ofcom website that standard, superfast and Ultrafast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 1000 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

### Services

The property offers mains sewer connection, water, electric, oil fired central heating which runs the under floor heating to the ground floor and radiators to the first floor.

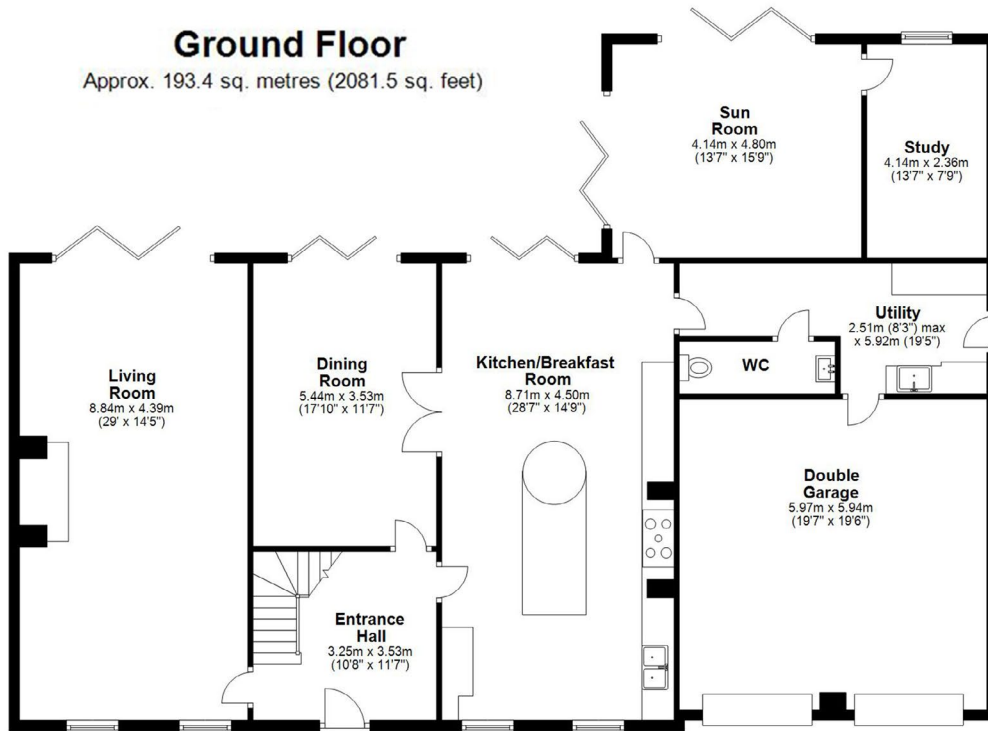
### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



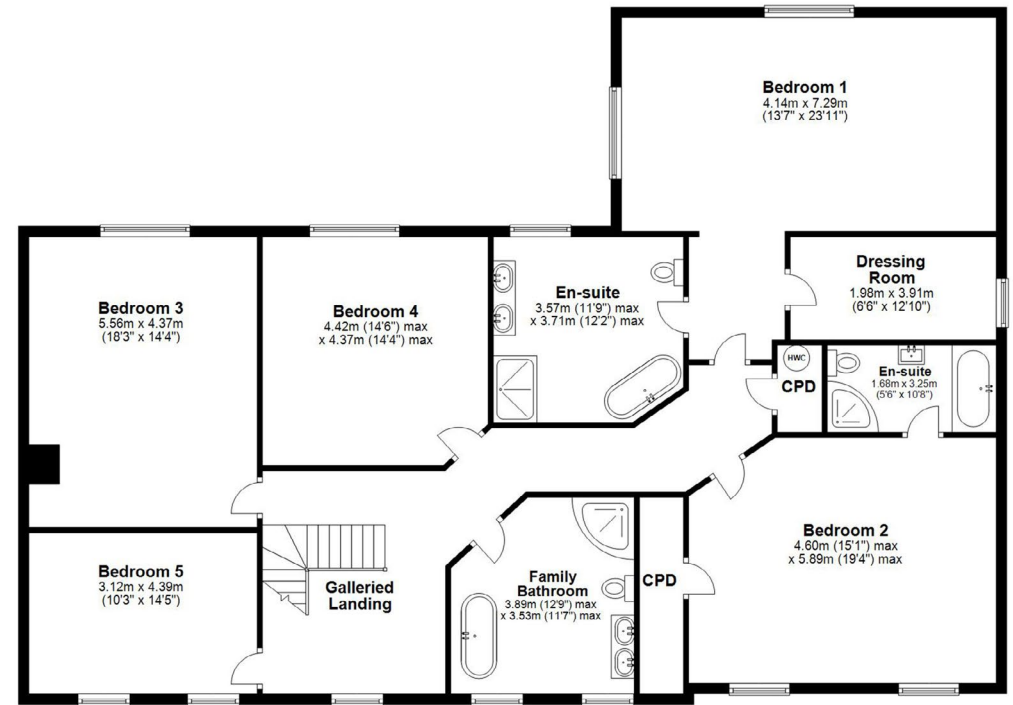
## Ground Floor

Approx. 193.4 sq. metres (2081.5 sq. feet)



## First Floor

Approx. 193.6 sq. metres (2083.5 sq. feet)



Total area: approx. 386.9 sq. metres (4165.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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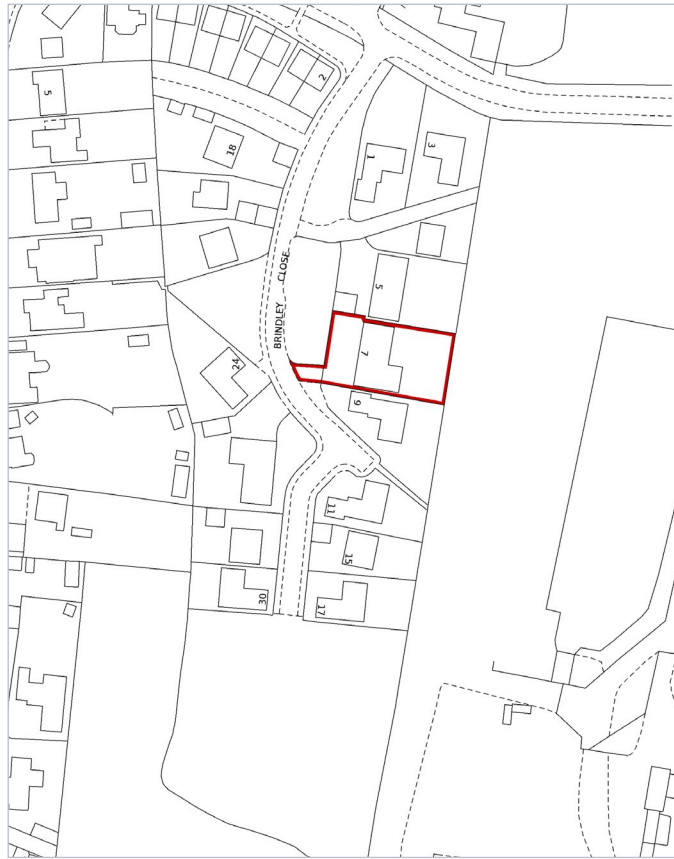












Directions - LN6 9GU  
From the A46 bypass turn left onto Middle Lane towards Thorpe on the Hill. As you enter the village turn left onto Brindley Close and the property can be found on your left.

<https://what3words.com/oldest.ripen.tried>

Agent  
James Mulhall  
01522 504304  
lincolnresidential@brown-co.com

### Energy performance certificate (EPC)

7 Brindley Close Thorpe-on-the-Hill Lincoln LN6 9GU	Energy rating <b>B</b>	Valid until: 24 February 2031
		Certificate number: 2539-9032-3000-0555-0226

Property type  
Detached house

Total floor area  
357 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

### IMPORTANT NOTICES

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