



St Joseph's House
Fenton, Lincoln

BROWN & CO JH Walter



St Joseph's House, Malkiln Road, Fenton, Lincoln, LN1 2EW

Situated in the popular village of Fenton, St Joseph's House is a delightful four bedroom detached family home which sits on a good sized plot and provides light, spacious and versatile living accommodation with delightful landscaped gardens.

Accommodation briefly comprises entrance hall, WC, dining room, living room, kitchen/breakfast room, conservatory and utility to the ground floor along with four bedrooms, one with en-suite and family bathroom to the first floor.

Outside, there are well maintained gardens, principally laid to lawn which navigate around the house with good sized gardens to the rear with borders and a patio area, along with detached double garage and parking area.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage, radiator.

WC

Double glazed window to front, WC, vanity wash basin, heated towel rail, tiled flooring.

Living Room

Double glazed window to front, sliding doors opening into conservatory, gas fire with surround, hearth and mantle over, radiator.

Conservatory

Double glazed windows and French doors, tiled flooring, radiator.

Kitchen

Double glazed windows to rear and side, stainless steel drainer sink, worktops, base and eye level storage units, splash backs, space for cooker with extractor over, space for fridge freezer, radiator.

Utility

Entrance door leading to rear garden, double glazed window to side, wall and base level storage units, work tops, stainless steel sink, spaces for washing machine and tumble dryer, boiler.

Dining Room

Double glazed window to front, radiator.

First Floor

Landing

Loft access, radiator.

Bedroom One

Double glazed windows to front and rear, built in wardrobes, two radiators.

En Suite

Double glazed window to front, shower cubicle, WC, wash hand basin, heated towel rail, tiled flooring.

Bedroom Two

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

Double glazed window to front, built in wardrobes, radiator.

Bathroom

Double glazed window to front, jacuzzi corner bath with shower attachment, corner shower cubicle, WC, wash basin, tiled flooring, heated towel rail, airing cupboard.

Outside

The property is approached from the road via a pedestrianised gated access leading to the house with fenced boundaries and landscaped gardens, principally laid to lawn with established trees including Cherry Blossom, planted beds and borders to the front elevation. The gardens sweep round the house leading to a delightful rear garden with paved patio area, borders and trees with fenced boundaries. There is a separate gated access which leads to a detached double garage with storage in the eaves, two up and over doors with power and lighting and a gravelled driveway which provides ample parking.



TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band D

MOBILE
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND
We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

BUYER IDENTITY CHECK
Please note that prior to acceptance of any offer, Brown&coJHWalter 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.

VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
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3/24/25, 11:40 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Papaji Malkin Road Fenton LINCOLN LN1 2EW	Energy rating E	Valid until: 3 August 2025
		Certificate number: 0633-2887-7081-9005-7471

Property type	Detached house
Total floor area	131 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 E. It has the potential to be C.

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

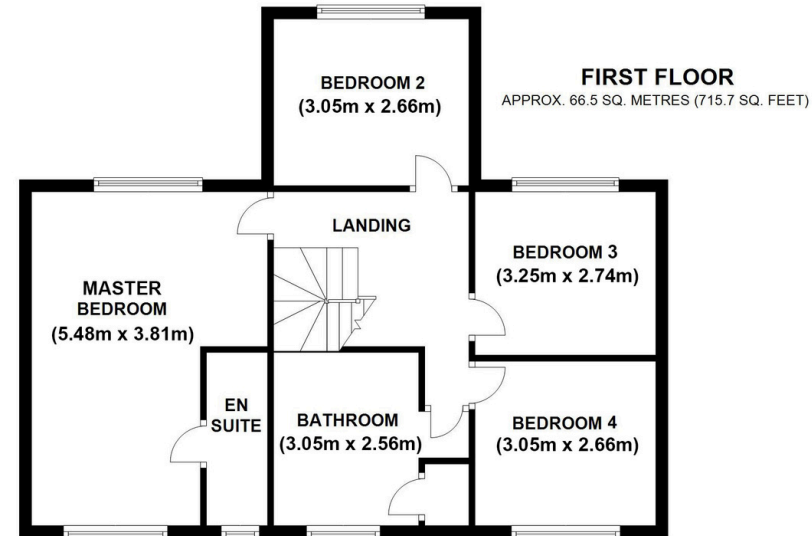
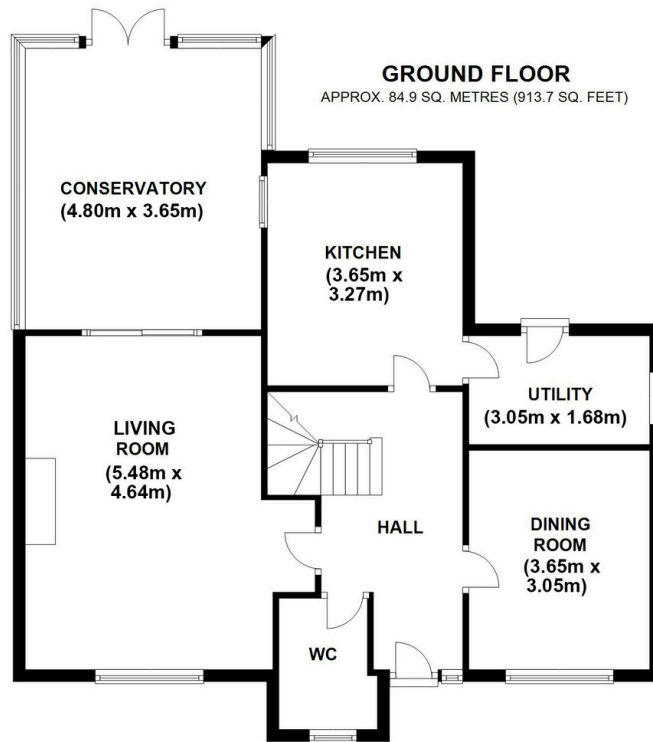
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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





TOTAL AREA: APPROX. 151.4 SQ. METRES (1629.5 SQ. FEET)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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