



The Orangery  
Burton, Lincoln

BROWN & CO JH Walter







# The Orangery, Main Street, Burton, Lincoln

Set back from the road The Orangery nestles towards the front of a stunning 1.02 acres plot in the heart of this sought after village. The property has been fully refurbished to a high standard and the spacious accommodation extends to around 2,713 sq ft. The ground floor begins with an entrance hall, two receptions rooms, large open plan kitchen/diner, study, utility, wc and large master bedroom with en-suite bathroom. The first floor offers three bedrooms and a family bathroom.

Outside the front elevation is approached via a shared driveway leading to a private and mature front garden which is mainly laid to lawn with tarmac/gravel driveway leading to a landscaped patio area and side pedestrian gate. The other side elevation offers double gated access within a high brick walled boundary.

The rear elevation is mainly laid to lawn with high walled and hedged boundaries, large wrap around york stone patio, further gravel parking area, Pergola covered patio with power and light perfect for all year round entertaining, timber storage shed, modern brick and pantile double garage with additional workshop space and storage area.



## Accommodation

### Entrance Hall

With under stairs storage cupboard, parquet flooring, stairs to first floor, double radiator, door to;

### Living Room

Double glazed casement windows to front elevation, open fireplace with stone surround, two radiators, parquet flooring.

### Sitting Room

Double glazed casement windows to front and side elevation, archway through to storage room and door to hallway.

### Storage Room

Double glazed casement window to rear elevation, built-in wall and base units and parts tiled walls.

### Hallway

With under stairs storage cupboard, door to;

### Boiler Room

With 250 L water tank and boiler controls.

### Living/kitchen/Dining

Double glazed windows and bi-fold doors to the rear elevation, modern fitted kitchen with quartz worktops, two Wi-Fi controlled Neff ovens, Neff induction hob with Cookology extractor fan over, built-in Neff dishwasher, one and a half bowl sink, separate island unit with further storage, door to;

### Utility

Double glazed casement window to rear elevation, fitted base unit with one and a half bowl sink, space and plumbing for washing machine and tumble dryer, built-in storage cupboard housing under floor heating controls, door to wc and door to side elevation.

### WC

Double glazed casement window to side elevation, two piece suite comprising wash basin in vanity unit, low flush WC, loft access.

### Study

Double glazed casement window to front elevation, fitted storage unit, archway to;

### Hallway

Double glazed casement window to rear elevation, built-in storage cupboard, door to;

### Bedroom One

Double glazed casement windows to front side and rear elevations, substantial range of built-in wardrobes, door to;

### En-Suite Bathroom

Four piece suite comprising freestanding bath, large walk-in shower cubicle with dual showerhead, wash basin and low flush WC in vanity unit, heated towel rail, part tiled walls, loft access, extractor.

### First Floor

#### Bedroom Two

Double glazed casement windows to front elevation, two radiators, storage cupboard.

#### Bedroom Three

Double glazed casement windows to front elevation, two radiators.







#### Bedroom Four

Double glazed casement window to front elevation, radiator.

#### Family Bathroom

Double glazed casement window to side elevation, three-piece suite comprising large walk-in shower cubicle, wash basin and Low flush WC in vanity unit, two heated towel rails, part tiled walls, loft access.

#### Landing

Double glazed casement window to rear elevation, radiator.

#### Outside

The front elevation is approached via a shared driveway leading to a private and mature front garden which is mainly laid to lawn with tarmac/gravel driveway leading to a landscaped patio area and side pedestrian gate. The other side elevation offers double gated access within a high brick walled boundary.

The rear elevation is mainly laid to lawn with high walled and hedged boundaries, large wrap around patio, further gravel parking area, Pergola covered patio with power and light perfect for all year round entertaining, timber storage shed, modern brick and pantile double garage with additional workshop space and storage area.

#### Services

We understand the property offers mains water, mains electric, oil fired central heating, underfloor heating and a main sewer connection. The property has been replumbed, replastered and has a new heating system.

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Council Tax

Band F

#### Mobile

We understand from the Ofcom website there likely to be mobile coverage from EE, O2 and Vodafone, but interested parties are advised to check with their provider.

#### Broadband

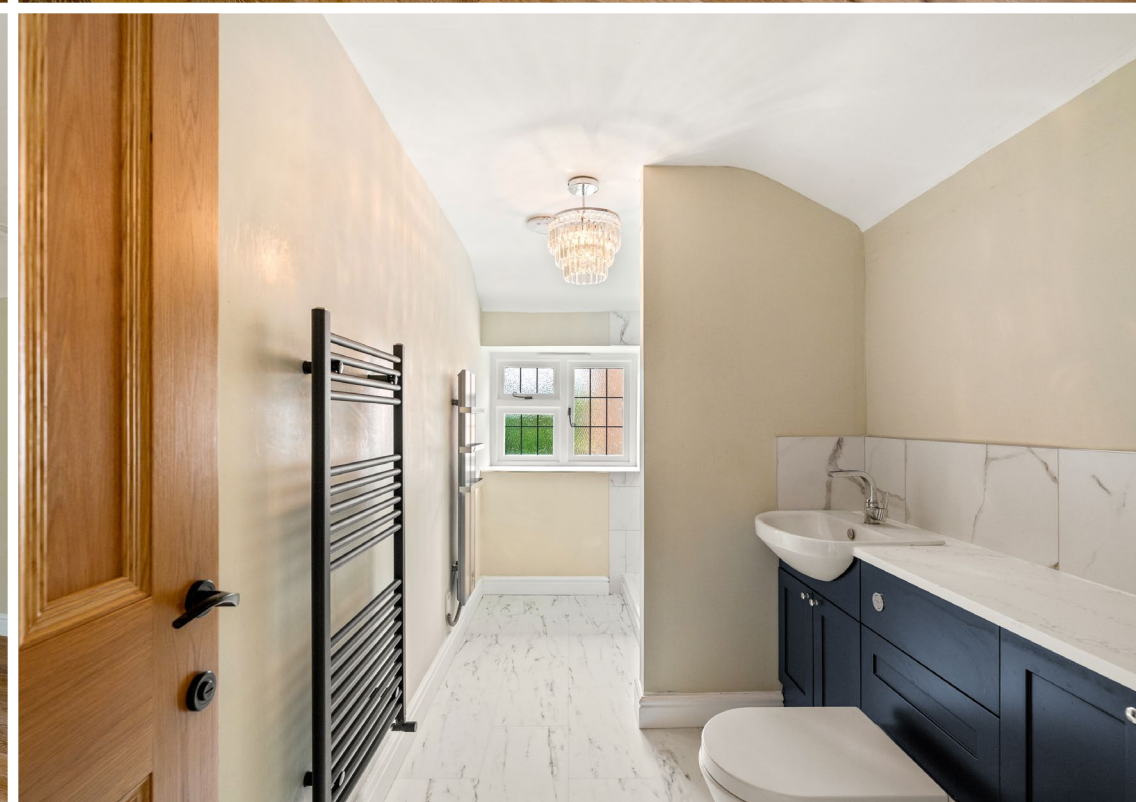
We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 1000 Mbps.

#### 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.



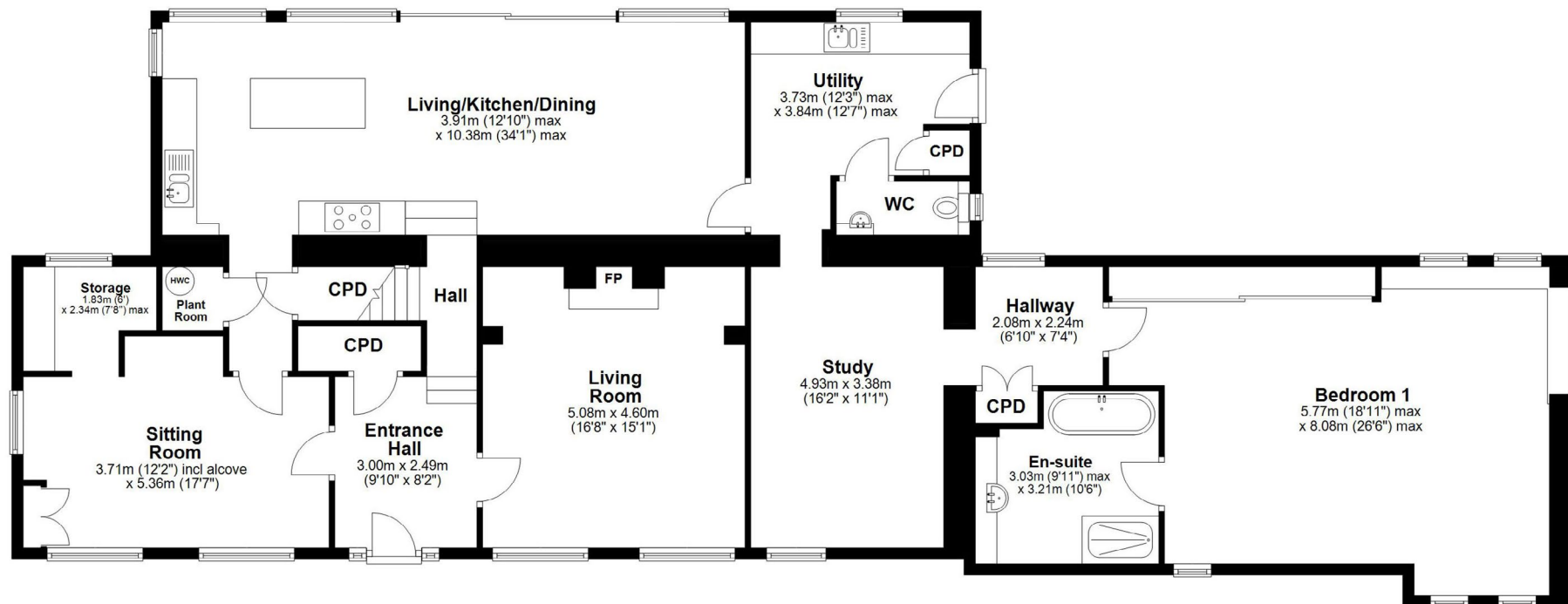






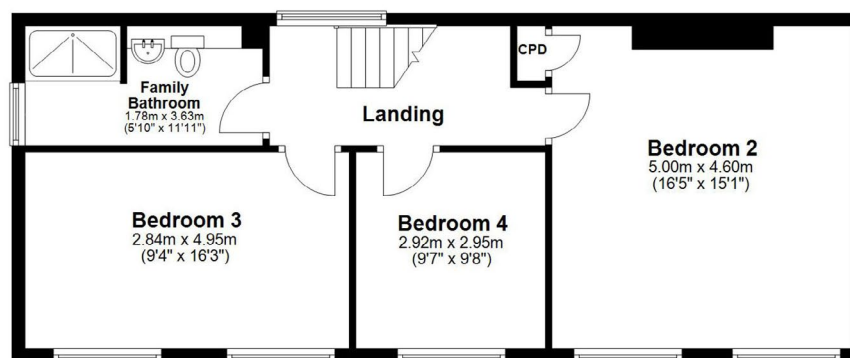
## Ground Floor

Approx. 190.5 sq. metres (2050.6 sq. feet)



## First Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



Total area: approx. 252.1 sq. metres (2713.9 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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Plan produced using PlanUp.

**The Orangery, Burton**

















### Energy performance certificate (EPC)

The Orangery Burton LINCOLN LN1 2RD	Energy rating <b>D</b>	Valid until:	1 April 2032
		Certificate number:	2210-3015-9207-5872-0200

Property type

Detached house

Total floor area

270 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 D. It has the potential to be C.

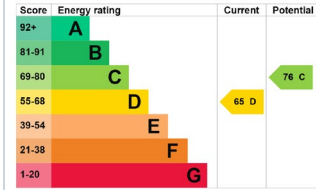
[See how to improve this property's energy efficiency.](#)

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



**DIRECTIONS: LN1 2RD**  
 From Lincoln follow the B1398 Burton Road until you reach a left hand turn into Burton Village. Follow Main Street down the hill and then turn right in the driveway which is shared with Robins Gate.

<https://what3words.com/phones.rises.com>

**Viewing Procedure**  
 Viewing of this property is strictly by appointment with the agents on 01522 504304.

**Agent**  
 James Mulhall  
 01522 504304  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

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