



The Goldings,
Burton, Lincoln

BROWN & CO



The Goldings, Burton, Lincolnshire

Lincoln - miles (Direct daily trains to Kings Cross)

Situated on a beautifully presented private plot of around 0.5 acres (sts) within the most sought after of village of Burton, The Goldings is a rare opportunity to purchase a four detached bedroom family home of around 2,500 sq.ft which provides spacious and versatile living accommodation. The property further provides a large reception room with attractive conservatory, which backs onto the formal gardens, and is the first time the property has been offered to the market.

Accommodation comprises entrance hall, living room, reception room, dining room, kitchen/breakfast room, conservatory and utility room to the ground floor, with master bedroom and en-suite, three further bedrooms and family bathroom to the first floor.

Outside, The Goldings sits on a beautifully maintained private plot which backs onto open woodland with mature landscaped gardens to the rear, which are principally laid to lawn with a delightful paved terrace area, which is ideal for summer entertaining with large gravelled parking area to the front with caravan berth and an integral attached double garage with electronically operated roller shutter door.

ACCOMMODATION

Entrance Hall

Entrance via solid wood glazed door with front and side windows. With stairs leading to first floor landing, under stairs storage and three radiators.

WC

Comprising low level WC, wash hand basin in vanity unit and radiator.

Living Room

Glazed bay window to front elevation. Space for fireplace and two radiators.

Reception Room

Glazed bay window to front elevation, uPVC French doors leading to rear terrace area. Comprising ornate open cast iron fireplace with wooden mantle and surround set to marble hearth, two ceiling roses and three radiators. Internal French doors leading to:

Dining Room

uPVC French doors leading to conservatory. With ceiling rose and radiator.

Conservatory

Triple aspect double glazed windows overlooking the gardens with uPVC French doors leading to the rear terrace area. With vaulted ceiling, ceiling fan and sun blinds.

Kitchen/Breakfast Room

Double glazed windows to rear elevation. Comprising a range of wall and base units with soft close drawers and worktops, stainless steel sink and drainer with mixer tap, Rangemaster cooker with five ring gas burner and warming plate with two ovens, grill and warming drawer with extractor over, integrated dishwasher, integrated fridge, tiled flooring and radiator. Flat fibreglass roof to kitchen with 8 years remaining of 25 year guarantee.

Utility Room

Double glazed window to rear elevation, obscure uPVC door leading to side. Comprising a range of wall and base units with worktops, sink and drainer with mixer tap, integrated dishwasher, space and plumbing for washing machine, space for large fridge/freezer, tiled flooring and cupboard housing boiler unit.

First Floor Landing

With airing cupboard housing hot water cylinder and hatch with access to loft space.

Master Bedroom

Glazed window to front elevation. Radiator.

En-Suite Bathroom

Obscure glazed window to front elevation. Part tiled, comprising bath with shower screen and separate shower attachment, low level WC, wash hand basin and radiator.

Bedroom Two

Double glazed window to rear elevation. Radiator.

Bedroom Three

Double glazed window to rear elevation. Radiator.

Bedroom Four

Glazed window to front elevation. Radiator.

Family Bathroom

Obscure double glazed window to rear elevation. Part tiled, comprising bath, shower cubicle, low level WC, wash hand basin and radiator.





OUTSIDE

The Goldings is approached from the road via a pillared entrance with hedged frontage which leads to a large gravelled driveway providing ample parking for several vehicles and in turn leads to an attached double garage with electronically operated roller shutter door. To the front of the property, there is a lawned garden with planted beds and borders and an array of specimens trees and apple tree with secure caravan berth and pathway leading to the side of the property with useful shed.

To the rear, there is a stunning private and landscaped garden which is flanked by hedging to both sides with pretty pathway to the side and open woodland views to the rear. The main gardens are principally laid to lawn with an array of mature specimen trees, further landscaped gardens with planted beds and borders and a delightful walled paved terrace area leading off the conservatory, which is ideal for summer entertaining with gravelled seating area leading off. There is also security lighting to the rear of the property.

SITUATION

Burton is a highly sought after conservation village which lies within easy travelling distance of nearby Lincoln with the highly regarded Lincoln Minster School, Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, Eastgate Tennis Club and Lincoln County Hospital are all easily accessible. There are also several direct daily trains a day to London Kings Cross, with further regular connections to Newark-on-Trent which has connections to London by train of approximately 85 minutes with very good roads links via the A46, A1 and A17.

Burton also lies within the catchment area for the 'outstanding' Ofsted Queen Elizabeth Grammar School at Gainsborough whilst the David Lloyd Health and Leisure Club at Burton Waters are only a short distance away.

For access further afield, the A15 (North) provides easy access to the M180 motorway network and Humberside Airport, whilst there is also easy access west to the A1 at Markham Moor.

SERVICES

Mains water, electricity, oil fired central heating and mains drainage. None of the services or appliances have been tested by the agent.

TENURE & POSSESSION

Freehold with vacant possession. For Sale by Private Treaty.

LOCAL AUTHORITY

West Lindsey District Council - 01427 676676

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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

COUNCIL TAX

The property is in Council Tax Band G.

AGENTS NOTES

The property is fitted with an alarm system and 360 degree security cameras. The copse to the bottom of the rear gardens is rented for a rent of £50 per annum. Please contact the agent for more information.

FIXTURES & FITTINGS

All fitted carpets are included in the sale. Certain additional items may be available for purchase by separate negotiation.

VIEWING PROCEDURE

If you would like to view the property, please contact a member of the agency team.

AGENT

James Drabble

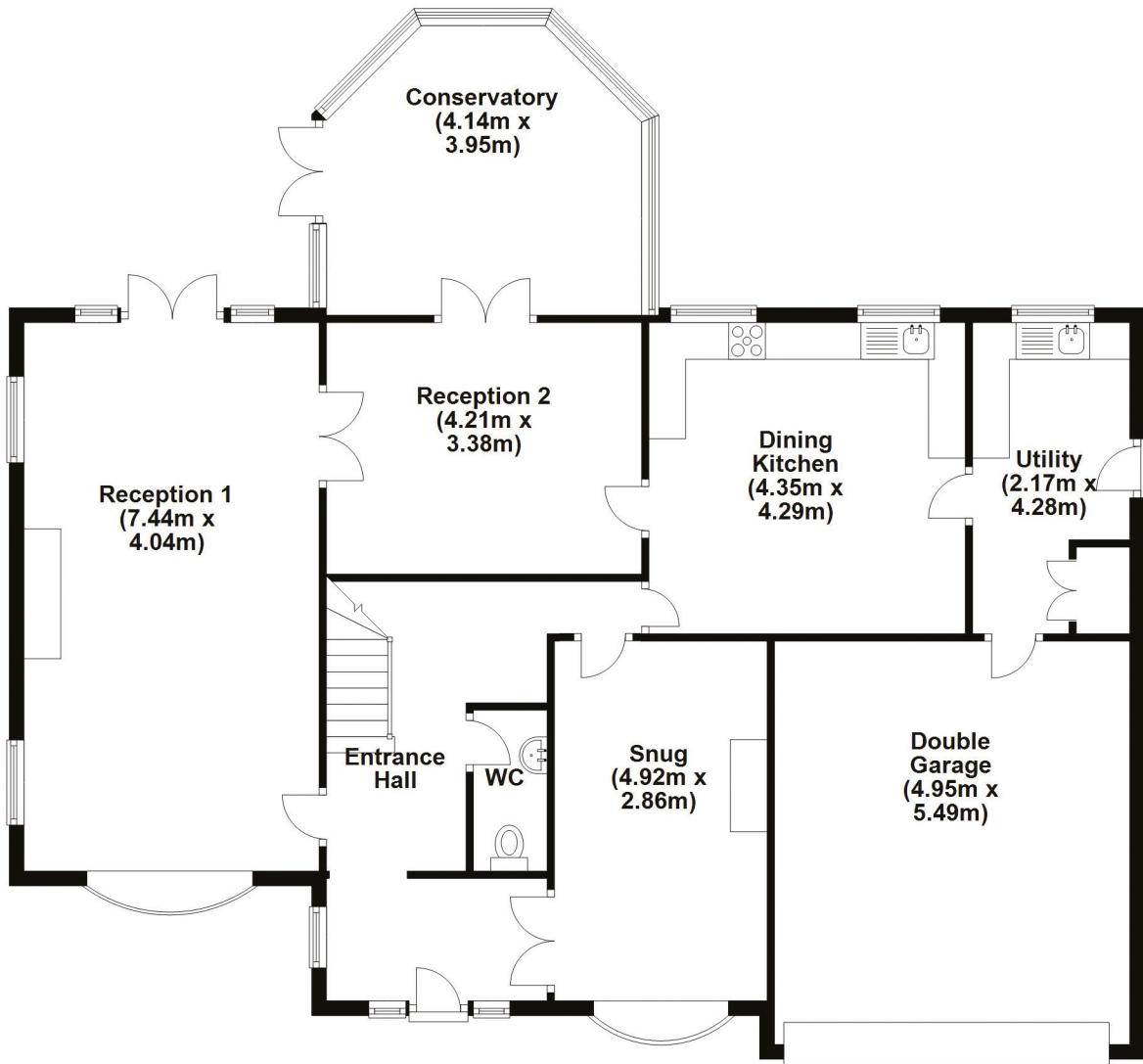
01522 504304

lincolnresidential@brown-co.com



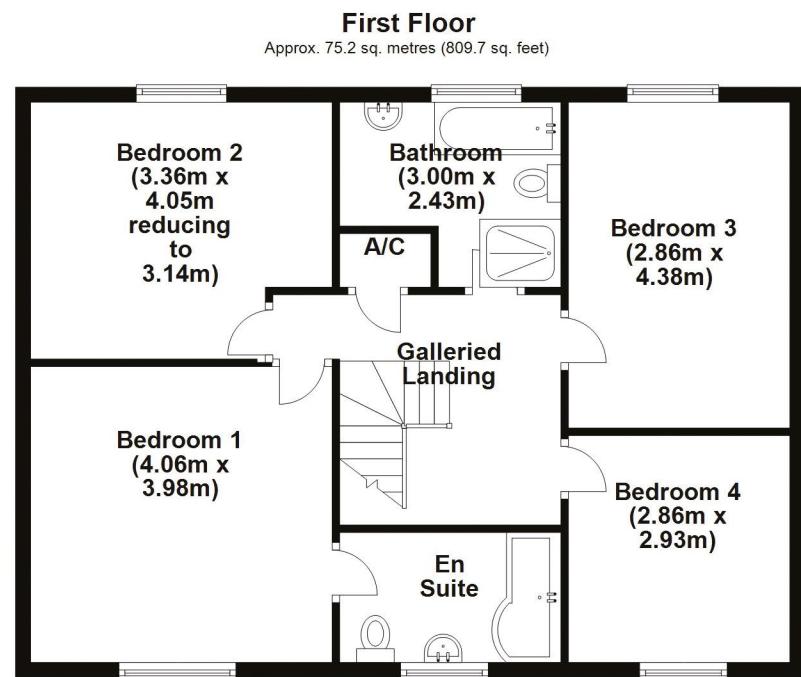
Ground Floor

Approx. 150.2 sq. metres (1616.9 sq. feet)

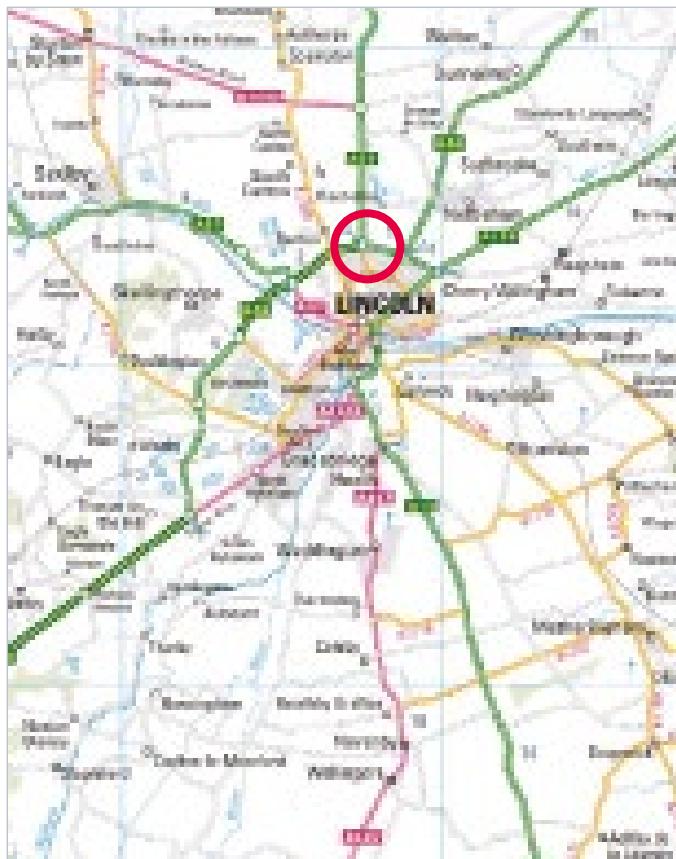


First Floor

Approx. 75.2 sq. metres (809.7 sq. feet)







POSTCODE: LN1 2RD



Energy performance certificate (EPC)

The Goldings Burton LINCOLN LN1 2RD	Energy rating E	Valid until: 17 April 2033 Certificate number: 0137-4424-0000-0328-9292																																
Property type Detached house																																		
Total floor area 182 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).																																		
Energy efficiency rating for this property This property's current energy rating is E. It has the potential to be C. See how to improve this property's energy performance.																																		
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																																		
<table border="1" style="margin-top: 10px; border-collapse: collapse;"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td>39</td><td>70 C</td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A	39	70 C	81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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