



20 Brindley Close
Thorpe on the Hill, Lincoln

BROWN & CO



20 Brindley Close, Thorpe on the Hill, Lincoln, LN6 9GU

DESCRIPTION

This excellently presented detached family home, originally built by the reputable Peter Sowerby, has been thoughtfully enhanced through two high-quality extensions, resulting in spacious, flexible and beautifully balanced accommodation throughout.

The ground floor features a welcoming entrance hall, utility room, WC, and a high-quality fitted kitchen that flows into a bright dining room. A generous living room provides an ideal space for relaxation, while a versatile ground-floor bedroom with en-suite and kitchenette offers superb multi-generational living potential or an independent guest suite.

To the first floor, the master bedroom benefits from its own en-suite, accompanied by a well-appointed family bathroom.

Externally, the property enjoys a driveway leading to a double garage at the front. The rear garden is enclosed and lawned, featuring a pleasant patio area perfect for outdoor dining and entertaining.



Accommodation

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, double doors opening to kitchen, further doors accessing the living room and utility.

Utility

Double glazed window to front, stainless steel sink, worktop, storage cupboards, spaces for washing machine and tumble dryer, door to WC.

WC

WC and wash basin.

Kitchen / Breakfast Room

High quality fitted kitchen with Quartz worktops, island unit with breakfast bar and drainer sink, integrated appliances including a wine cooler, space for range cooker with extractor over, double glazed windows to front and side, exposed beam to ceiling, opening into dining room.

Dining Room

Two sets of bi-folding doors opening to the rear garden, Velux window.

Living Room

Bi-folding doors opening to rear garden, feature brick fireplace, exposed beam to ceiling, door leading to downstairs bedroom.

Bedroom

Front entrance door, bi-folding doors to rear garden, kitchenette, door to en-suite.

En-Suite

Shower, WC, wash basin.

First Floor

Landing

Double glazed window to front, airing cupboard, loft access.

Bedroom One

Double glazed window to rear, radiator.

En-Suite

Double glazed window to side, shower cubicle, WC, vanity wash basin, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to front, radiator.

Family Bathroom

Double glazed window to side, bath, WC, vanity wash basin, shower cubicle, heated towel rail.

Outside

To the front the property is accessed via driveway which leads to a double garage. To the rear is an enclosed lawned garden with patio area.



TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX - Band E

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, superfast 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 & Co 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.

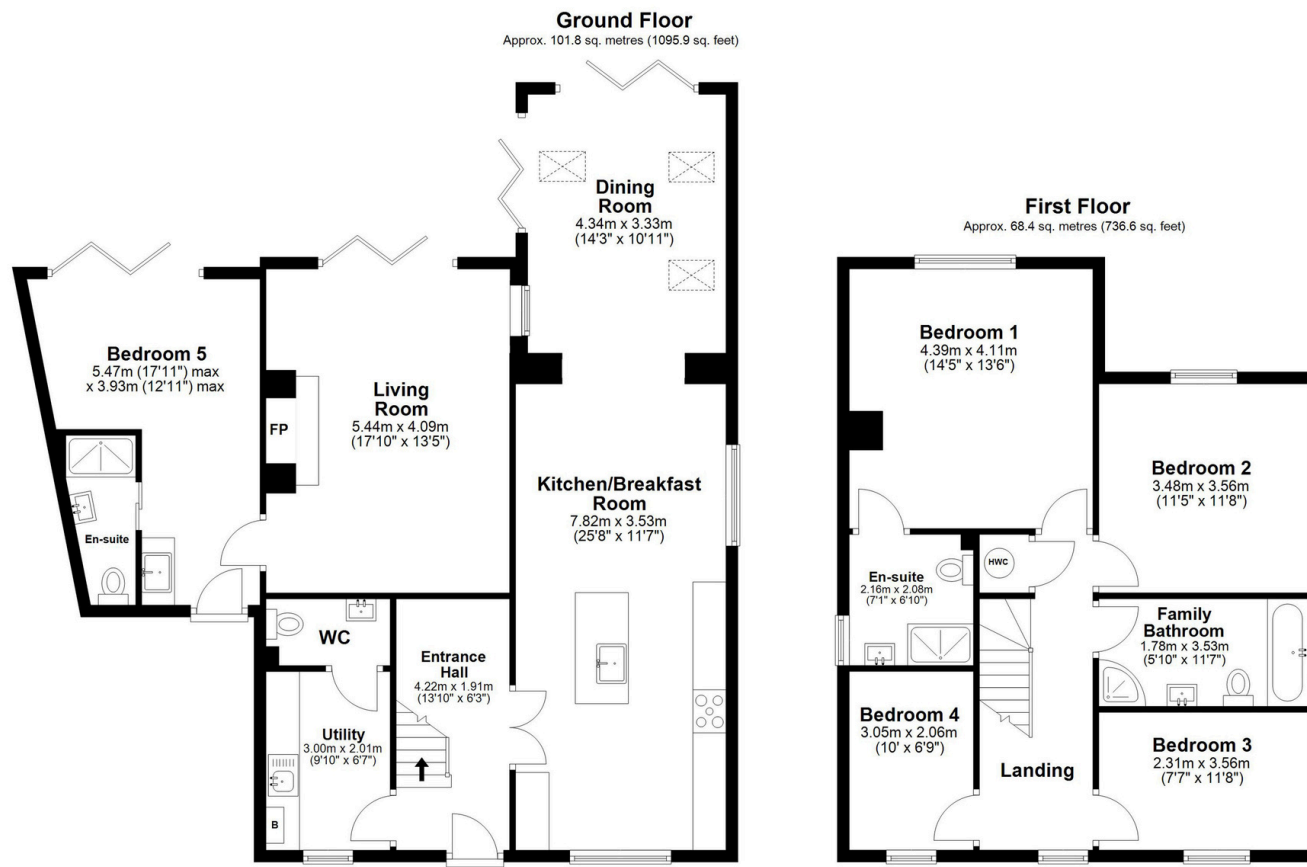
VIEWING PROCEDURE

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
01522 504304
lincolnresidential@brown-co.com





Total area: approx. 170.2 sq. metres (1832.5 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.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

20 Brindley Close, Thorpe On The Hill

1/26/26, 4:34 PM

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

Energy performance certificate (EPC)		
20, Brindley Close Thorpe-on-the-Hill LINCOLN LN6 9GU	Energy rating	Valid until: 27 August 2030
	B	Certificate number: 8680-7638-7010-9148-6222

Property type	Detached house
Total floor area	140 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 A.

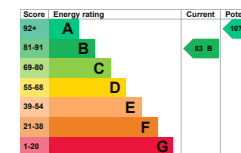
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/8680-7638-7010-9148-6222?print=true>

1/5

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolnresidential@brown-co.com

BROWN & CO
Property and Business Consultants