



- Executive Family Home
- 5 Bedrooms
- Total Floor Area Of 2,784 Sq Ft
- Double Garage With Home Office Above
- Non Overlooked Rear Garden
- Updated Heating System in 2024
- Quiet Private Cul-De-Sac
- Traditional Lincolnshire Village

Hawthorn Corner, Aubourn, LN5 9FF,
£650,000



Starkey&Brown are delighted to offer for sale this substantial detached family home, located in a pleasant cul-de-sac position within the ever popular village of Aubourn, with views to the rear over adjacent woodland and the countryside beyond.

The property, which was built in 2002 by reputable Lincolnshire builders Able Homes, has spacious and very well presented accommodation which briefly comprises entrance hallway, ground floor WC, office, 19'1 sitting room with open fireplace, separate dining room, spacious high quality kitchen with granite work surfaces and French doors leading to the rear garden, and a utility.

The property has five very well proportioned double bedrooms (three to the first floor and two to the second floor) to include a superb master bedroom with vaulted ceiling and large feature window, three ensuites and a family bathroom.

Additionally the property has a double garage with home office or gym above, which could be perfectly suitable for a wide variety of different purposes. There is a double width driveway and low maintenance garden to the rear which offers an excellent degree of privacy.

Viewing is considered essential in order for this property to be fully appreciated. Council tax band: F. Freehold



Entrance Hallway

Having part glazed uPVC front entrance door, travertine tiled floor, radiator and coved ceiling. Double doors in sitting, double doors in dining room, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC, corner wash hand basin, travertine tiled floor, travertine tiled walls, radiator and coved ceiling.

Office

11' 5" max x 8' 7" max (3.48m x 2.61m)

Having fitted workstations/desk with matching storage cupboards and shelving, laminate wood effect flooring, radiator and coved ceiling.

Sitting Room

19' 1" x 12' 11" (5.81m x 3.93m)

Having feature open fireplace (provision for gas fire if preferred) with tiled hearth and mahogany surround, laminate wood effect flooring, 2 radiators, dado rail, coved ceiling and large feature window overlooking the rear garden.

Dining Room

11' 5" x 9' 10" (3.48m x 2.99m)

Having laminate wood effect flooring, radiator, dado rail and coved ceiling.

Kitchen Diner

15' 0" min x 18' 4" max (4.57m x 5.58m)

Having a range of matching wall and base units, larder units, granite work surfacing, one and a half bowl single drainer stainless steel sink unit with mixer taps over and travertine tiled splash backs, cooking range with cooker hood over, integral full height fridge freezer, plumbing for dishwasher, space for additional freezer, travertine tiled floor, 2 radiators and dining/breakfast area with large windows and French doors overlooking the rear garden.

Utility

Having single drainer stainless steel sink unit with tiled splash backs and base unit beneath, matching wall units, plumbing for washing machine, space for tumble dryer, central heating boiler (installed 2024), ceramic tiled floor, radiator, fully tiled walls and part glazed door to side.

First Floor Landing

Having airing cupboard housing hot water cylinder, radiator and stairs rising to second floor.

Master Bedroom

15' 0" x 14' 8" (4.57m x 4.47m)

Having feature high vaulted ceiling, a radiator, large feature window to rear aspect with views of local woodland and countryside beyond.

En-Suite

Having luxury 4 piece suite comprising double shower cubicle with aquaboard splash backs, mains fed shower and glass door, panelled bath with handheld shower attachment over, pedestal hand wash basin, low level WC, radiator, part tiled walls and coved ceiling.

Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m)

Having 2 double built-in wardrobes, 2 radiators and coved ceiling.

En-Suite

Having 3 piece suite comprising shower cubicle with aquaboard splashbacks, mains fed shower and glass shower door, pedestal wash hand basin, low level WC, radiator, coved ceiling, extractor and electric shaver point.

Bedroom 3

11' 0" to front of wardrobes x 11' 10" (3.35m x 3.60m)

Having 2 double built-in wardrobes, radiator and coved ceiling.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower and glass shower door, pedestal wash hand basin, low level WC, radiator, part tiled walls, electric shaver point, coved ceiling and extractor.

Family Bathroom

Having spacious 4 piece suite comprising double shower cubicle with aquaboard splashbacks, mains fed shower and glass shower door, panelled bath, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, electric shaver point, coved ceiling and extractor.

Second Floor Landing

Having fitted storage cupboards.

Bedroom 4

12' 10" x 11' 10" (3.91m x 3.60m)

Having 2 Velux windows to rear aspect, dormer window to front aspect and radiator.

Bedroom 5

11' 6" x 11' 10" (3.50m x 3.60m)

Having Velux window to rear aspect, dormer window to front aspect, 2 radiators and access to eaves storage.

Outside Front

The property benefits from a small gravelled area and storm canopy leading to front entrance door. Double width block paved driveway leading to double garage and gate at side leading to rear garden.

Double Garage

17' 8" min x 17' 4" (5.38m x 5.28m)

Having twin up and over doors, power and light.

Office/Gym

21' 2" max x 17' 4" max (6.45m x 5.28m)

Having door to side with internal staircase giving access, 2 Velux windows to the rear and WC with low level WC and wash hand basin.

Outside Rear

To the rear of the property is a generous sized low maintenance garden which is mainly paved patio with a variety of established flowers, plants, shrubs and trees, outside lighting, cold water tap and gated access to public footpath/woodland to the rear.



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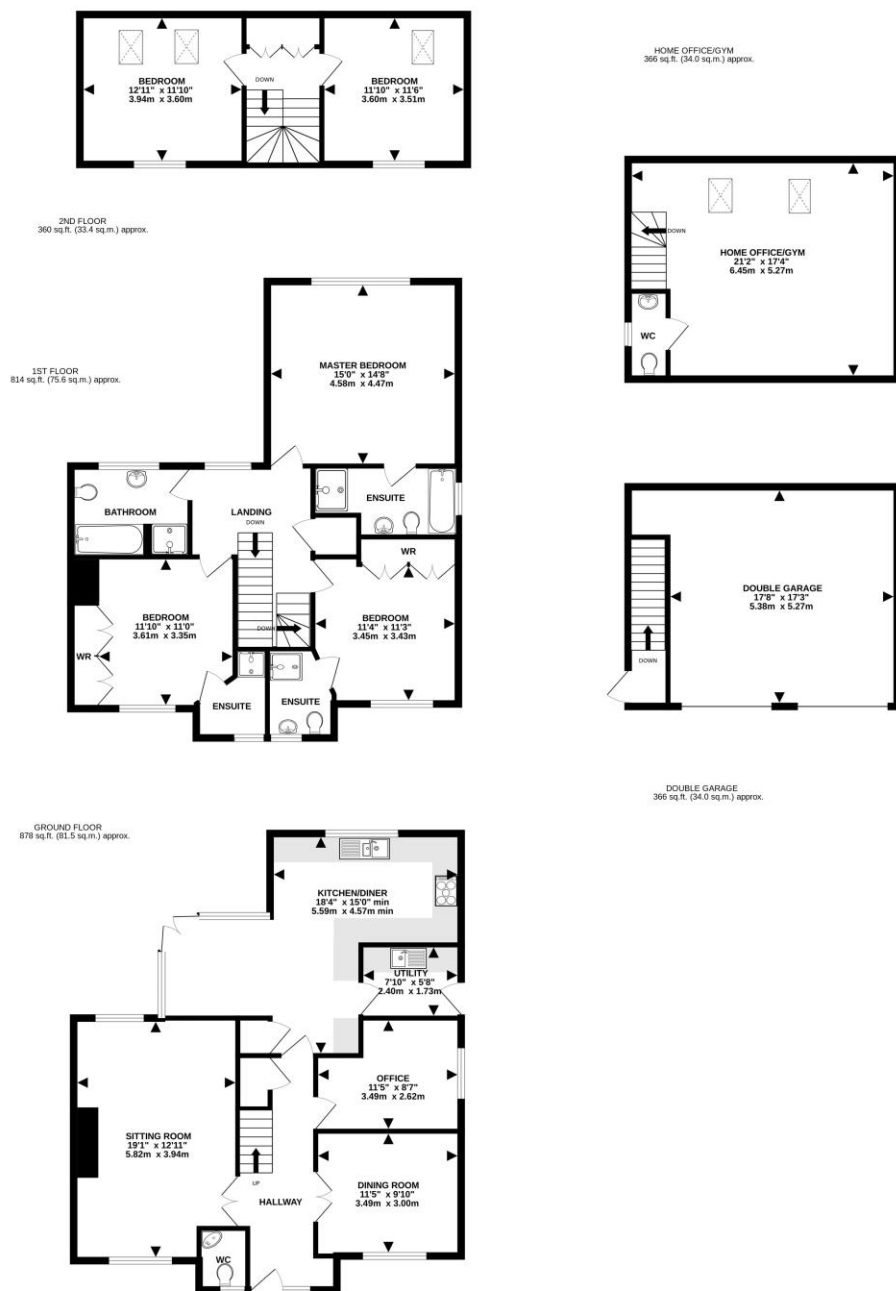


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TOTAL FLOOR AREA : 2784 sq.ft. (258.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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