



- Stunning Detached Home
- 3 Bedrooms & Bathroom
- Award Winning Landscaped Garden
- Wren Kitchen With Quartz Surfaces
- All New Windows & Shutters
- Single Garage & Parking
- Located Next To Hartsholme Country Park
- Impressive Renovations Throughout

Mallard Close, Lincoln, LN6 0RQ
£315,000





This beautifully presented detached three-bedroom home offers an ideal combination of modern living and charming character which has undergone a programme of renovations. The property has been thoughtfully designed throughout, featuring all new windows complete with stylish shutters, a WREN shaker-style kitchen with sleek quartz work surfaces, and elegant Brecon Valley Oak wood flooring that flows through the dining room and kitchen. The cosy lounge, enhanced by a bay window, provides a welcoming space to relax, while the dining area is perfectly suited for both everyday meals and entertaining. Upstairs, there are three well-proportioned bedrooms, including a master with built-in wardrobe, along with a contemporary family bathroom. Outside, the property truly impresses with its stunning award-winning garden, designed by ALS Landscaping, creating a peaceful retreat to enjoy throughout the seasons. Parking is available along with a single garage, adding further convenience. Situated on a quiet cul-de-sac close to the picturesque Hartsholme Park, this home combines tranquillity with excellent local amenities, making it a wonderful choice for families or those seeking a stylish and comfortable residence in a desirable setting. Council tax band: C. Freehold.



Entrance Hall

An extended porch with a composite front door entry, a radiator, stairs rising to the first floor, and an intruder alarm. Access to the lounge and downstairs WC.

Downstairs WC

2' 9" x 6' 3" (0.84m x 1.90m)

Tiled flooring, hand-wash basin unit, a partial tiled surround, a feature porthole window to the front aspect, and an extractor.

Lounge

12' 10" x 14' 8" (3.91m x 4.47m)

A uPVC double-glazed bay window with plantation shutters to the front aspect, a feature electric fireplace, ceiling rose, and coving. Opening to:

Dining Room

10' 3" x 9' 0" (3.12m x 2.74m)

French doors leading onto the rear garden, Brecon Valley oak wood flooring, and a radiator. Access to:

Kitchen

8' 4" x 10' 6" (2.54m x 3.20m)

Wren shaker style kitchen fitted with quartz work surfaces, a range of integrated appliances such as AEG oven with induction hob, matching splash backs to worktops, sink and drainer unit, uPVC double-glazed windows, uPVC glass panelled door to the side aspect, a wall-mounted gas central heating Worcester green star boiler, an understairs storage cupboard, and Brecon Valley oak flooring.

First Floor Landing

Airing cupboard and access to bedrooms. Loft access - fully boarded to the middle section, concertina ladder - professionally fitted.

Master Bedroom

9' 9" x 13' 3" max to back of wardrobe (2.97m x 4.04m)

Having a uPVC double-glazed window to the front aspect with shutters, a built-in wardrobe with sliding doors, and a radiator.

Bedroom 3

7' 8" x 7' 11" (2.34m x 2.41m)

Having a uPVC double-glazed window with shutters to the front aspect and a radiator.

Bedroom 2

10' 7" x 10' 5" (3.22m x 3.17m)

Having uPVC double glazed double-glazed window with shutters to the rear aspect, a radiator, and feature wood panelling.

Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)

Having a bath tub, low-level WC, pedestal hand wash basin unit, tiled surround, uPVC double-glazed obscured window to the rear aspect, LED downlighting, and an extractor unit.

Outside Rear

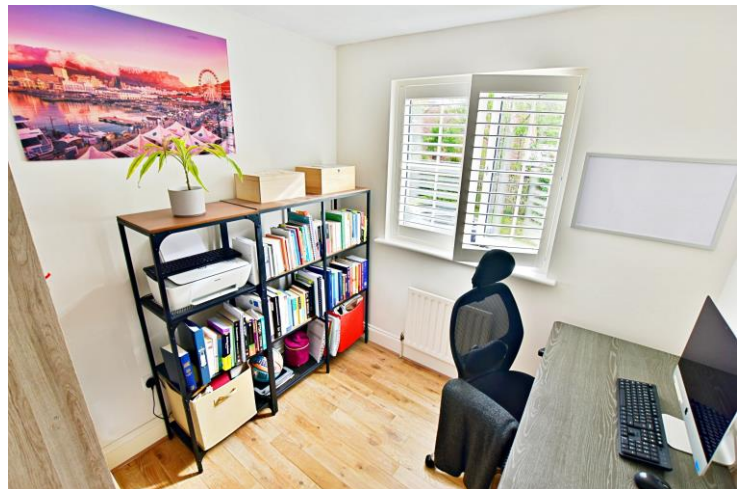
Being professionally landscaped by ALS Landscaping, runner-up in the Brett Installer Awards 2023. Raised flowerbed arrangement, finished with artificial turf, wooden pergola with decking and external power points, garden shed, walled and gated perimeters with access to parking. There is parking for 1 vehicle and access to a single garage.

Single Garage

Roller shutter door, power, and lighting.

Outside Front

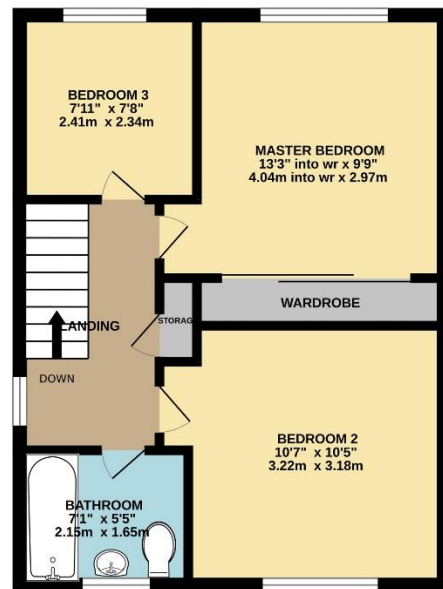
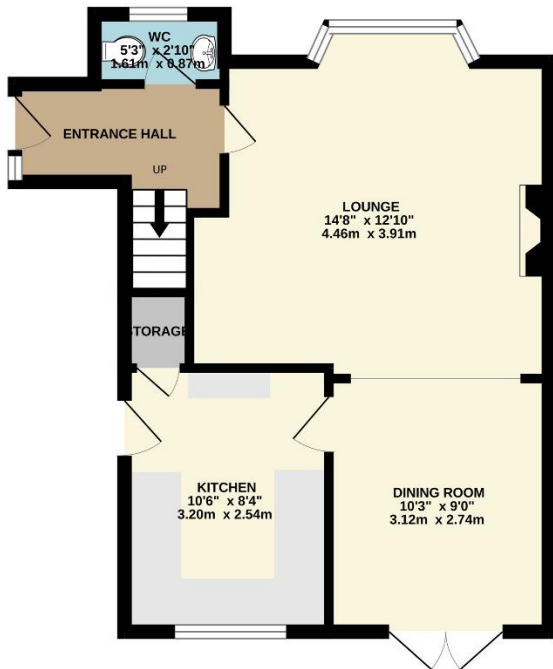
Landscaped garden with a pathway leading to the front door entry to the side aspect.





GROUND FLOOR

1ST FLOOR



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



www.starkeyandbrown.co.uk



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