



- Extended Detached Residence
- 5 Double Bedrooms & 2 Bathrooms
- Generous Plot With Log Cabin
- Approx 2,220 Gross Floor Area
- Full Renovation From 2019
- Luna Living Kitchen
- Large Double Garage & Driveway Parking
- Sought After Location

Chelsea Close, Forest Park, LN6 0XF  
£595,000



Starkey&Brown is delighted to represent this extended detached residence situated in the sought after Forest Park area of Lincoln. The property boasts approximately 2,200 sq ft of gross floor area and provides flexible living accommodation over 2 floors.

The home was purchased late 2018 and began a full re-model and renovation in 2019, with an addition of a extension to the front, which now provides a large double-garage with an electric roller shutter door providing ample parking space for 2 vehicles. Internally the home has been immaculately presented throughout with upgrades. Upon entering the family home you are welcomed by an impressive entrance hall with access to a 17'11" x 11'11" lounge, a downstairs WC and access into the upgraded kitchen diner fitted by Luna Living with a range of integrated appliances and stylish units. Accompanying the kitchen diner is a sitting room with French doors overlooking the rear garden, a utility room with space and plumbing for laundry appliances, as well as housing the gas central heating boiler. Completing the ground floor is a store room and a study - ideal for working from home.

Rising to the first floor there is a spacious landing which gives access to 5 bedrooms. The master bedroom measures a generous 19'2" x 11'10" and comes with it's own en-suite shower room featuring a walk-in shower and rainfall shower feature. Furthermore there are 4 additional double bedrooms with space for wardrobes and access to a second upgraded bathroom measuring 6'8" x 8'5".

Externally the home comes with an enviable plot with driveway parking to the front and a superb family friendly garden to the rear. Currently there is a log cabin measuring 14'8" x 12'8" with the rest of the garden being predominantly laid to lawn with patio seating area - ideal for entertaining and relaxing with guests. Additional features includes an external water and power source and decorative fish pond.

The home makes for an ideal family purchase with excellent amenities nearby such as schooling at primary and secondary levels, a regular bus service to and from Lincoln city centre, nearby scenic walks at Hartsholme Country park. There is the A46 bypass which runs from Newark and to Nottingham, as well as north to the likes of Scunthorpe and onto Leeds. For further details and viewing requests, please contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Wood-effect tiled flooring, a vertical radiator, a double radiator, a uPVC double-glazed window to the front aspect, and a composite front door. Oak and glass staircase rising to the first floor with an understairs storage cupboard, access to the lounge, kitchen diner, a store cupboard, and a downstairs WC.

Downstairs WC

2' 11" x 5' 11" (0.89m x 1.80m)  
Hand wash basin unit, a radiator, Villeroy & Boch WC, coved ceiling, and uPVC double-glazed obscured window to the front aspect.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m)  
Two uPVC double-glazed windows to the front aspect, a feature electric fireplace with flame effect, coved ceiling, and a radiator.

Kitchen Diner

19' 0" min x 14' 4" max (5.79m x 4.37m)  
Fitted by Luna Living. A range of base and eye-level units and counter worktops. Fitted integrated appliances such as a 5-ring gas hob, 2 Siemens ovens, an integrated dishwasher, tiled flooring, and a uPVC double-glazed window to the rear aspect, French doors. Access to:

Utility Room

7' 11" x 5' 7" (2.41m x 1.70m)  
Range of eye and base level units with space and plumbing for laundry appliances, sink, and drainer. Wall-mounted combination boiler, a radiator, coved ceiling and a uPVC double-glazed window to the rear aspect.

Sitting Room

11' 11" x 9' 10" (3.63m x 2.99m)  
Wood-effect flooring, a radiator, coved ceiling, and French doors to the rear aspect.

Study

12' 8" x 7' 7" (3.86m x 2.31m)  
A uPVC double-glazed French door to the rear aspect and a radiator.

Store Room

10' 7" x 5' 6" (3.22m x 1.68m)  
Radiator, power points and a uPVC door with access to:

Garage

25' 3" max x 19' 10" max (7.69m x 6.04m)  
Electric roller shutter door, power, and lighting. Loft storage.

First Floor Landing

Oak and glass staircase, a radiator, coved ceiling, and loft access. Loft has a pull-down ladder, power, insulation, and partial boarding.

Master Bedroom

11' 10" x 19' 2" (3.60m x 5.84m)  
Two uPVC double-glazed windows to the front aspect, 2 radiators, and coved ceiling. Access to:

En-Suite Shower Room

11' 8" x 8' 2" (3.55m x 2.49m)  
Walk-in shower with a rainfall shower arrangement, a vanity wash hand basin unit, a low-level WC, tiled surround with LVT flooring, a radiator, 2 uPVC double-glazed windows to the rear aspect, a chrome heated hand towel rail, extractor unit, and coved ceiling.

Bedroom 2

13' 0" max x 9' 8" (3.96m x 2.94m)  
Two uPVC double-glazed windows to the front aspect and a radiator.

Bedroom 3

9' 0" x 13' 1" (2.74m x 3.98m)  
A uPVC double-glazed window to the rear aspect, radiator, and coved ceiling.

Bedroom 4

9' 8" x 11' 8" (2.94m x 3.55m)  
Two uPVC double-glazed windows to the front aspect, a radiator, and coved ceiling.

Bedroom 5

8' 2" x 11' 8" (2.49m x 3.55m)  
A uPVC double-glazed window to the rear aspect, coved ceiling, and a radiator.

Bathroom

6' 8" x 8' 5" (2.03m x 2.56m)  
Four-piece suite comprising a bath tub, a shower cubicle, a vanity hand wash basin unit, a low-level WC, storage cupboard, tiled surround, an extractor unit, a heated towel rail, and a uPVC double-glazed obscured window to the side aspect.

Outside Rear

Enclosed garden with fenced perimeters, being mostly laid to lawn with patio seating area. External water and power source. Side-gated access, a timber-built log cabin with a concrete base, power, internal and external lighting measuring 14'8" x 12'8" - (4.47m x 3.86m). The fish pond is to remain with the sale of the property.

Outside Front

Enclosed driveway parking for multiple vehicles. Access to front door entry and garage.

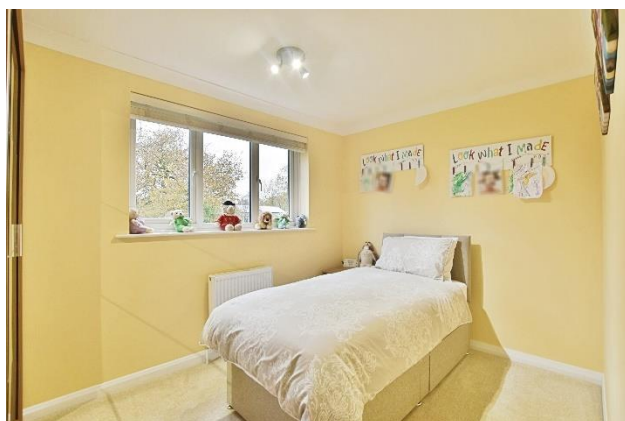
Agents Note

The plot comes with TPO's (Tree Preservation Orders) on the oak tree to the rear and the Silver Birch to the front.





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TOTAL FLOOR AREA : 2488 sq.ft. (231.2 sq.m.) approx.

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



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