



Hall Barn Far End, Boothby Graffoe, Lincoln, LN5 0LG

welcome to

Hall Barn Far End, Boothby Graffoe, Lincoln

This characterful and spacious detached home is located on a substantial plot within a peaceful village location. Boasting multiple reception rooms, five double bedrooms, two en suites, ample driveway parking and enclosed gardens.



Entrance Porch

9' 3" x 5' 3" (2.82m x 1.60m)

With tiling to the floor, burglar alarm keypad and door to:-

Entrance Hall

With intercom for gate, tiling to the floor, radiator and windows to the front and rear.

Cloakroom Wc

With wc, wash hand basin, heated towel rail and tiling to the walls.

Lounge

19' 7" x 26' 7" (5.97m x 8.10m)

With three windows to the front, three radiators, carpet flooring and log burner.

Dining Room

9' 7" x 12' 2" (2.92m x 3.71m)

With two windows to the front, two radiators, carpet flooring and fireplace.

Snug

14' 1" x 17' 11" (4.29m x 5.46m)

With double glazed windows and double doors to the front, door to the rear, carpet flooring and log burner.

Reception Room Four

17' 11" x 9' 3" (5.46m x 2.82m)

With carpet flooring and radiator.

Kitchen / Breakfast Room

17' 3" max x 18' 6" max (5.26m max x 5.64m max)

With door and window to the side, a fitted kitchen in a range of wall and base units with marble work surfaces, integral double oven, hob, racing green AGA, space for dishwasher, kitchen island with cupboards, wine fridge and space for seating, inset sink, tiling to the floor, part tiling to the walls and radiator.

Pantry

4' 8" x 6' (1.42m x 1.83m)

With tiling to the floor.

Utility Space

13' 9" max x 18' 7" max (4.19m max x 5.66m max)

With window to the rear, door to the rear, newly installed boiler, carpet flooring, space for washing machine and space for dryer.

Study

6' 10" x 8' 11" (2.08m x 2.72m)

With window to the side, carpet flooring and radiator.

First Floor Landing

With two windows to the front, three windows overlooking the rear, four radiators, carpet flooring, loft access point and fusebox.

Bedroom One

23' 1" x 10' 6" (7.04m x 3.20m)

With two skylights to the side, dressing area, carpet flooring and two radiators.

En Suite One

With skylight to the side, shower, bath, wc, wash hand basin, towel radiator, tiling to the floor and part tiling.

Bedroom Two

19' 4" x 12' 2" (5.89m x 3.71m)

With two windows to the front, carpet flooring, two radiators and door to:-

En Suite Two

With corner shower, wc, wash hand basin, towel radiator and laminate flooring.

Bedroom Three

10' 7" x 16' 1" (3.23m x 4.90m)

With two windows to the front, built in cupboard, carpet flooring and radiator.

Bedroom Four

14' 3" x 10' 11" (4.34m x 3.33m)

With two windows to the side and front, carpet flooring and radiator.

Bedroom Five

12' 11" x 12' 3" (3.94m x 3.73m)

With two windows to the front, carpet flooring and radiator.

Bathroom

With obscured window to the rear, bath, large shower, wc, wash hand basin, inset ceiling lights, two towel radiators and part tiling to the walls.

Outside

Secure gated access leads to a fully enclosed front garden comprised of an extensive driveway providing ample off road parking for numerous vehicles, EV charging point, access to the front door and access to the attached garage. Alongside the driveway is a spacious area of lawn bordered by mature trees. To the rear is a enclosed garden with a generous wall bordered patio area ideal for seating and an area of lawn bordered by a range of mature trees and shrubs. This property additionally benefits from two outside taps.



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welcome to

Hall Barn Far End, Boothby Graffoe, Lincoln

- SUBSTANTIAL & CHARACTERFUL DETACHED FAMILY HOME
- TUCKED AWAY POSITION WITHIN PEACEFUL VILLAGE LOCATION
- FOUR RECEPTION ROOMS & FIVE DOUBLE BEDROOMS
- TWO EN SUITES, FAMILY BATHROOM & CLOAKROOM WC
- EXTENSIVE DRIVEWAY PARKING, ATTACHED GARAGE & EV CHARGING POINT

Tenure: Freehold
EPC Rating: D
Council Tax Band: G

offers over

£675,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR118542 - 0006

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william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)