



14 Maltkiln Road
Fenton, Lincoln. LN1 2EW

BELL





Property

Address

The house stands in a very pleasant setting on the northern country fringe of the village in appealing grounds of 0.13 of an acre (sts). The accommodation is appointed and presented to a very high standard and comprises; Entrance Lobby, large formal Entrance Hall, Central Hallway, Cloakroom, feature Sitting Room, Dining Room, Study, expansive Living Dining Kitchen and Utility; a surprisingly large feature Landing, substantial Master Bedroom and Guest Bedroom both with en-suite facilities, Family Bathroom and two further very well-proportioned Bedrooms.

The property benefits from having a large driveway providing excellent parking for both family and visitors, as well as access to the detached double garage. The mature rear garden is charming, very attractively landscaped and private.

ACCOMMODATION

Large Entrance Lobby having a round arched uPVC double glazed, leaded style double entrance doors, open brick featuring to walls and tiled floor. Attractive panelled entrance door with accompanying double glazed obscure leaded style panels to one side providing access through to:

Large Hallway with a westerly view across the driveway, staircase up to first floor, ceiling cornice, wood style laminate flooring and radiator. Doors through to adjoining reception rooms, living dining kitchen and the accompanying:

Good Sized Cloakroom appointed to an excellent standard comprising wash hand basin with tiled splash back, low level WC, built-in under stairs storage cupboard, ceiling cornice, wood style laminate flooring, radiator and extractor vent.





Substantial Feature Sitting Room having an appealing view from the bay window out over the front garden and driveway to the south; with attractive Victorian/Edwardian open fireplace with oak style surround and decorative tiled back and accompanying tiled hearth, ceiling cornices, wood style laminate flooring and two radiators.

Study/Office with a westerly aspect; ceiling cornice, wood style laminate flooring and radiator.

Good Sized Dining Room having French doors providing an attractive view out over the rear garden as well as access directly out onto the patio area; ceiling cornice, wood style laminate flooring and radiator.

Large Feature Living Dining Kitchen having a delightful view out over the rear garden; appointed with an eye-catching range of Omega kitchen units comprising; peninsula divide between the kitchen and living dining area with ceramic one and half bowl sink unit inset, cupboard space and concealed dishwasher beneath, accompanying wall cupboard and shelf space above, breakfast bar overhang on one side. To one side of the sink unit the work surface extends around the adjoining wall with a tier of four drawers and cupboard space beneath, a small breakfast bar to end, and fitted wall cupboard space with glazed china cabinets on either end. There is a further extensive area of fitted work surface with drawer and cupboard space and a tier of three drawers beneath, Neff ceramic style hob to surface with concealed cooker hood and accompanying wall cupboard space set on either side. To the end of these units there is a Neff brushed steel feature oven/grill with cupboard space above and beneath, room to the corner for an upright fridge/freezer with a small cupboard unit over.

The delightful living/dining area features a vaulted ceiling level with Velux roof window and large picture window casements providing a wrap-around view of the wonderfully landscaped rear garden. There is ceiling cornice in part, tiled splash backs to work surface areas, two radiators and inset ceiling spotlight fittings. There is a composite stable door with upper double glazed panel sash providing access to the grounds, door through to **Small Utility** with fitted work surface area providing space for appropriate laundry/kitchen white goods beneath, the Grant oil fired central heating boiler and shelving.

First Floor

Substantial Feature Landing enjoying a very pleasant westerly outlook from the floor to ceiling style window casement down over the driveway and beyond adjoining to homes in the village; ceiling cornice and radiator.





Guest Bedroom with a delightful view down over the landscaped rear garden; built-in wardrobe space across one wall with floor to ceiling sliding dressing mirror panelled doors, ceiling cornice and radiator. Door through to:

Good Size En-suite Shower having quality contemporary design style appointment comprising of corner shower cubicle with Triton shower fitting and accompanying full height wall tiling, pedestal wash hand basin and low level WC. Tiled floor, toiletry cabinet, illuminated vanity mirror, tiling to all walls to at least a dado rail height, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom (north and west) enjoying a most appealing northern outlook down over the well enclosed private rear garden; fitted wardrobe space across one wall having floor to ceiling sliding panel doors with dressing mirror, ceiling cornice and radiator.

Family Bathroom appointed to an excellent standard comprising contemporary style ball and claw freestanding bath with mixer tap/shower attachment, pedestal wash hand basin and low level of WC. Tiled floor, illuminated vanity mirror, toiletry cabinet, tiling to all walls to at least dado rail height, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom (south) with a very pleasant view down over the front grounds and driveway to other quality homes across the lane; built-in wardrobe space to one wall with floor to ceiling sliding dressing mirror panelled door, ceiling cornice and radiator.

Master Bedroom enjoying a southerly outlook from the bay window out across the lane and into the village; ceiling cornice with other decorative mouldings, wardrobe space set on either side of bedhead area with storage cupboard space above, a good size walk-in wardrobe to one corner and radiator. Door through to

En-suite Shower Room of excellent proportions, attractively appointed to a very good standard with corner shower cubicle with Triton shower fitting and accompanying full height wall tiling, pedestal wash hand basin and low level WC. Tiled floor, illuminated vanity mirror, toiletry cabinet, tiling to all walls to at least dado rail height, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.



14 Maltkiln Way

Approximate Gross Internal Area = 219.0 sq m / 2357 sq ft

Double Garage = 25.9 sq m / 279 sq ft

Total = 244.9 sq m / 2636 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The house stands in a prominent location on Maltkiln Road having a low retaining wall to the lane frontage with decorative finials. The block paved driveway sweeps into the property and provides an expensive area of parking for both family and visitors, as well as access to the **Detached Garage** with double upper and over doors, service door to rear providing access into the rear garden, LED lighting strips and power. There are very pleasant garden areas to the front southern elevation of the house and driveway with a formal area of lawn sheltered by a feature conifer tree and accompanying colourful stocked bed and borders containing an attractive range of shrubs and flowering plants, including Fuchsia, Palm, Iris and yet more.

There is a pedestrian gate between the garage and the house which provides access from the driveway through to the wonderfully landscaped rear garden which enjoys both southerly and westerly aspects in part. Adjoining the rear elevation of the house is a block paved and flagged patio areas onto which both the dining room French doors and the stable door of the living dining kitchen open. There is a good sized area of formal lawn with block paved edged meandering borders with accompanying copiously stocked flowerbeds/borders containing a very attractive range of shrubs and flowering plants including Sedum, Peonies, Fuchsia, to name just a few, a shading tree to one side draped in Clematis and the garden is sheltered further from the north by neighbouring trees. The garden is well enclosed by panelled fencing and is a wonderful private outside living space for the family to enjoy.

West Lindsey District Council - Tax band: E

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

