



11 Blacksmiths Lane
Thorpe on the Hill, Lincoln. LN6 9BQ

BELL



11 Blacksmiths Lane

Thorpe on the Hill

Modernised and enhanced in recent years, 11 Blacksmith Lane provides superb family accommodation, with up to four bedrooms, alongside landscaped garden to the rear – enjoying a view of St Michael's Church. The property enjoys a front-facing Living Room, and Dining Kitchen leading through to an attractive conservatory with vaulted ceiling to the rear. With versatile snug, workshop and shower room to the front floor, the first provides four bedrooms and family bathroom.

The property enjoys front and side parking spaces, housing multiple vehicles.

ACCOMMODATION

Hallway with wood effect double glazed obscure front entrance door with matching side panel, wood effect flooring, radiator, built in storage space, ceiling spotlights and power points. Leading through to ground floor accommodation including:

Living Room having uPVC double glazed window to front with internal shutters; log burning stove on tiled hearth with oak mantle, carpeted floor, radiator, TV point, and power points.

Dining Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to square edge wood effect worktop, Lamona oven and grill, hob beneath extractor canopy and integrated microwave, integrated dishwasher, fridge freezer, and washer dryer. Wood effect flooring, breakfast bar, radiator, ceiling spotlights and power points. Open doorway to:





Garden Room having uPVC double glazed French doors to sides, windows to sides and rear - skylights to ceiling; wood effect flooring, spotlights to vaulted ceiling and power points.

Snug / Cinema Room having uPVC double glazed windows with internal shutters to front aspect; carpeted floor, radiator, TV point and ceiling lights.

Shower Room having uPVC double glazed obscure windows to rear aspect; shower cubicle with monsoon and regular head over, wash hand basin set to storage unit and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Workshop having uPVC double glazed patio door and windows to rear aspect; storage units to base level beneath wood effect worktop, wood effect flooring.

First Floor

Landing with uPVC double glazed obscure window to front aspect; carpeted floor, ceiling light and power points. Doors to first floor accommodation including:

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; bath with shower attachment, tiled surround, pedestal wash hand basin with tiled splashback with mirror fronted cabinet above and low level WC. Wood effect flooring, heated towel rail and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.





OUTSIDE

The property provides parking space for multiple vehicles to the front, laid to stone chippings and brick paving.

The rear garden has been beautifully landscaped to provide a wealth of seating spaces. Initially the rear is set to timber decking and other wood posts surround, alongside gravelled space and raised planters. Steps lead up to the lawn, with fledgling hedge set before low level brick wall; timber fencing containing the sides and rear. With plant borders and outside lighting; the lawn is furnished with two timber decking seating areas on beneath a canopy cover.

Down the side, beneath vehicle gates, is further gravelled storage space, providing ideal parking for a motorhome

THE AREA

Thorpe on the Hill is well located, just a mile from North and the A46, with quick access to the historic City of Lincoln. As a consequence there is a very comprehensive range of shopping, school, leisure and general social facilities within less a five minute drive of the village. The A46 also heads south west to the A1 and Newark (9 miles away) with high-speed rail link to London Kings Cross.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

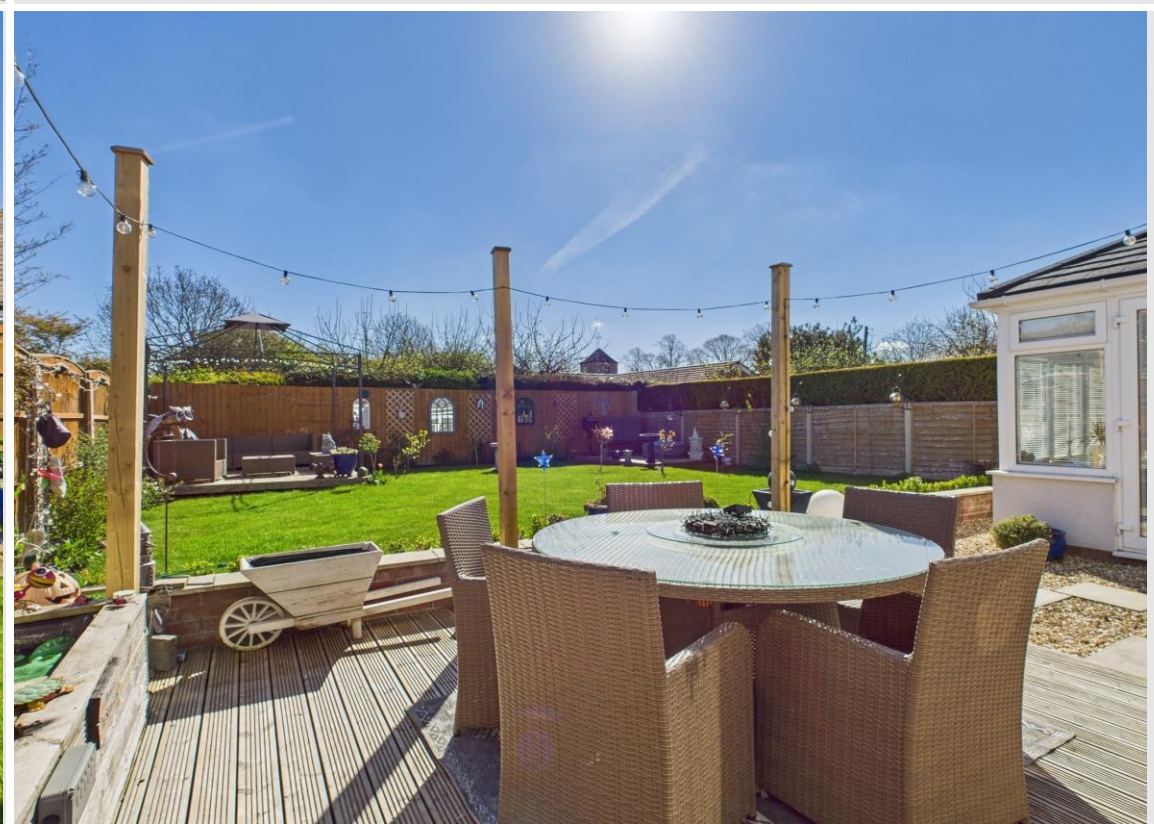
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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

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Brochure prepared 11.4.2025







Approximate total area⁽¹⁾

1425.8 ft²
132.46 m²

Reduced headroom

49.23 ft²
4.58 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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DISCLAIMER

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