



Top Lodge Close, Lincoln



4



4



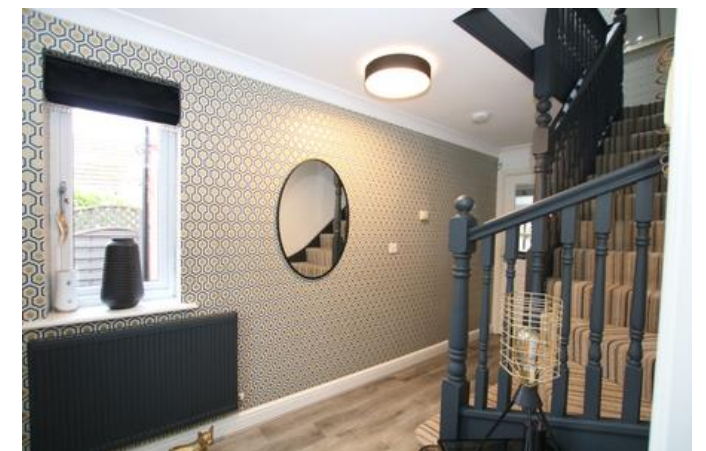
4

Offers in excess of £600,000



## Key Features

- Extended Detached House
- Four Double Bedrooms
- Four Bathrooms
- 31ft Open Plan Living Space
- Immaculate Throughout
- Lakeside Views and Enclosed Gardens
- EPC rating C
- Freehold





Situated in an exclusive cul de sac development with a stunning lakeside position with gated access, this enclosed extended detached family home is finished to a very high standard. Featuring a 31ft Open Plan Living Space and Kitchen, 24ft Lounge, Dining Room, and Study to the ground floor. Spread over three floors in total there are Four Double Bedrooms, all with air conditioning units, three with en suite shower rooms and a further four-piece family bathroom. Outside there are enclosed gated landscaped gardens with parking for several vehicles and detached double garage to the front and lawned gardens extending to the side and rear with a timber framed garden room to enjoy the outside space and stunning views.

### Entrance

The property is first accessed via gates onto the driveway and entered via a partly glazed door to the front elevation leading into the entrance hall with window to the side elevation, stairs to the first floor landing, radiator and wood effect flooring.

### Lounge 24'10" x 12'10" (7.6m x 3.9m)

With window to the front elevation, radiator, exposed brick fireplace with stove and feature lighting.

### Kitchen/Living Space 31'1" x 21'8" (9.5m x 6.6m)

Open plan living space with kitchen area comprising of base and eye level units with granite worktops, centre island with breakfast bar, integrated appliances including eye level oven and microwave, hob with extractor, full height fridge and freezer, dishwasher, washing machine and wine cooler. This leads into the living space with vaulted ceiling, feature window and bi fold doors, tiled flooring and free standing wood burning stove.

### Dining Room 11'11" x 9'10" (3.6m x 3m)

Accessed via glazed double doors with window to the front elevation, radiator and door through to the study.

### Study 13'0" x 8'1" (4m x 2.5m)

With french doors to the garden, windows to the front and rear elevation and radiator.



### First Floor Landing

With stairs to the second floor landing and radiator.

### Bedroom 1 24'11" x 12'10" (7.6m x 3.9m)

With windows to the front and rear elevations, two radiators, dressing area with feature lighting, extensive fitted wardrobes and door through to en suite shower room.

### En Suite Shower Room 1 6'5" x 5'6" (2m x 1.7m)

With window to the front elevation, radiator, shower cubicle, vanity unit with wash basin and low level wc.

### Bedroom 2 11'10" x 11'5" (3.6m x 3.5m)

With window to the rear elevation, radiator, air conditioning unit, built in wardrobes and airing cupboard with door through to en suite shower room.

### En Suite Shower Room 2 6'6" x 6'6" (2m x 2m)

With window to the rear elevation, radiator, shower cubicle, vanity unit with wash basin and low level wc.

### Family Bathroom 11'10" x 8'11" (3.6m x 2.7m)

With window to the front elevation, radiator, free standing bath, separate shower cubicle, vanity unit with wash basin and low level wc.

### Second Floor Landing

With velux window to the rear and radiator.

### Bedroom 3 14'5" x 12'8" (4.4m x 3.9m)

With window to the side elevation, velux window to the rear elevation, radiator, air conditioning unit, built in wardrobe and door through to en suite shower room.

### En Suite Shower Room 3 10'7" x 6'1" (3.2m x 1.9m)

With window to the front elevation, radiator, shower cubicle, vanity unit with wash basin and low level wc.

### Bedroom 4 15'2" x 13'0" (4.6m x 4m)

With window to the side elevation, velux window to the rear elevation, radiator and air conditioning unit.





### Outside

The property is approached via a gated gravelled driveway with parking for several cars. To the front of the property is shaped hedging and gated access to the rear garden.

### Garage 17'11" x 17'10" (5.5m x 5.4m)

Detached double garage with two up and over doors, side personal doors with roof space storage.

### Rear Garden

The garden is enclosed with fencing, landscaped with large patio area wrapping around the side and rear of the property with paved pathways to the garage and garden room. The garden is mainly laid to lawn with flower beds containing a mixture of shrubbery. Backing onto a lake there is also a decked platform to enjoy the views.

### Garden Room 17'4" x 9'0" (5.3m x 2.7m)

Timber framed construction with glazing to all sides and sliding patio doors, power and lighting connected.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







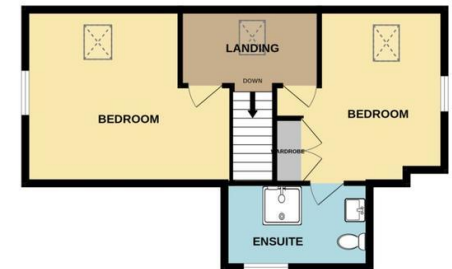
GROUND FLOOR  
1598 sq.ft. (148.5 sq.m.) approx.



1ST FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOP LODGE CLOSE, LINCOLN

TOTAL FLOOR AREA : 2779 sq.ft. (258.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

