



Top Lodge Close, Lincoln



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£590,000



## Key Features

- Extended Detached House
- Four Double Bedrooms
- Four Bathrooms
- 31ft Open Plan Living Space
- Immaculate Throughout
- Lakeside Views, Enclosed Gardens & Gated access
- EPC rating C





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

0.00m x 0.00m (0'0" x 0'0")

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 sink and drainer unit with original Quooker Tap and 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

0.00m x 0.00m (0'0" x 0'0")

With stairs to the second floor landing and radiator.

### Bedroom One

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

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

### En Suite Shower Room One

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 Two

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 Two

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

0.00m x 0.00m (0'0" x 0'0")

With velux window to the rear and radiator.

### Bedroom Three

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.

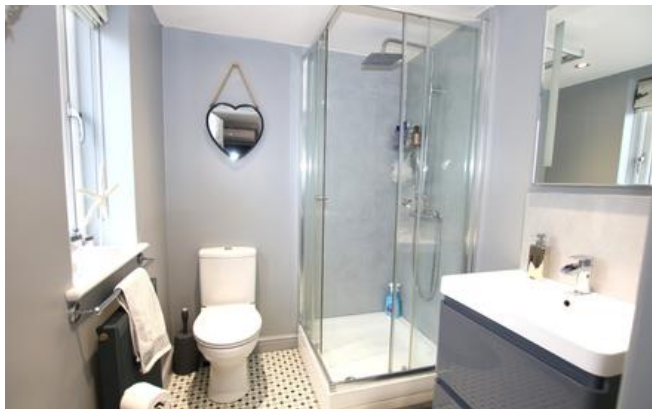
### En Suite Shower Room Three

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 Four

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

0.00m x 0.00m (0'0" x 0'0")

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

0.00m x 0.00m (0'0" x 0'0")

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

0.00m x 0.00m (0'0" x 0'0")

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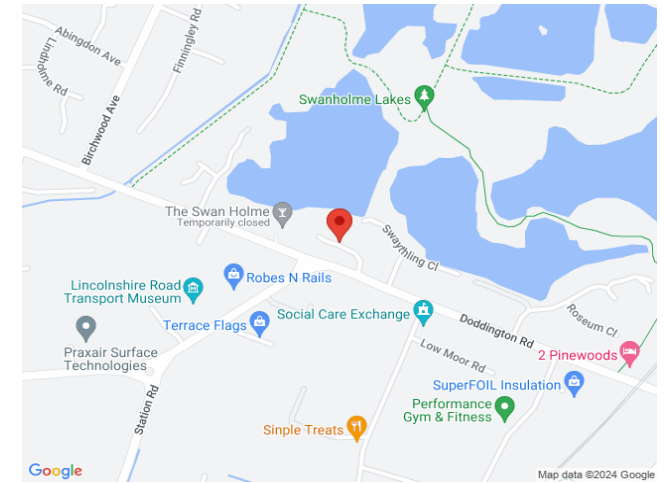
# Floorplan



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.  
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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		



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