

1 Burghley Close,

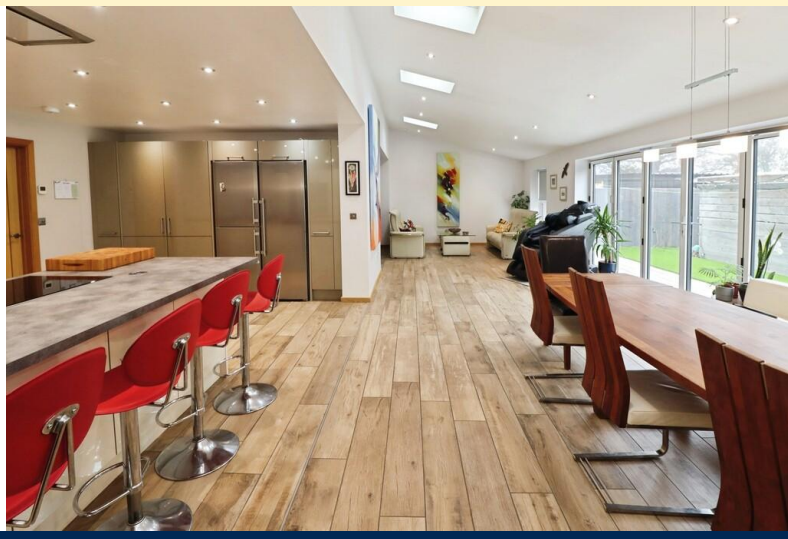
Lincoln, LN6 7YH

Book a Viewing!

£725,000

An exceptional Four/Five Bedroom Detached Residence, enviably positioned just south of the Historic Cathedral City of Lincoln. Having been impeccably upgraded by the current owner, this outstanding home offers luxurious, high specification accommodation, thoughtfully designed and finished to an exceptional standard throughout. The generous and versatile accommodation begins with a welcoming entrance hall, leading to a cloakroom/WC, spacious lounge and a flexible fifth bedroom/study. At the heart of the home is an impressive open plan kitchen, beautifully appointed and finished to a high specification, which flows effortlessly into a substantial living and dining area, with doors opening directly onto the rear garden. Further ground floor accommodation includes a useful utility room, rear lobby and a contemporary shower room. To the first floor, a landing provides access to four further well proportioned double bedrooms. The luxurious master suite benefits from a stylish en-suite shower room, with the second bedroom also enjoying its own en-suite facilities. The remaining bedrooms are served by an elegant four piece family bathroom. Externally, the property is approached via an extensive block paved driveway, providing ample off-road parking and leading to a double garage. The enclosed rear garden has been thoughtfully designed to create an exceptional outdoor entertaining space, featuring a heated swimming pool, hot tub and outdoor kitchen, complemented by lawned and paved seating areas. This remarkable home offers an enviable combination of space, luxury and versatility, with an outstanding specification both inside and out. An internal viewing is essential to fully appreciate the quality, attention to detail and lifestyle on offer.





1 Burghley Close, Lincoln, LN6 7YH







LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL
14' 6" x 11' 9" (4.44m x 3.60m) A welcoming entrance with bespoke oak staircase rising to the first floor, wood effect flooring with underfloor heating and spotlights.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity style unit, tiled flooring with underfloor heating, double glazed window to the side aspect and spotlights.

BEDROOM 5/STUDY
13' 0" x 10' 5" (3.98m x 3.19m) A versatile bedroom or reception room with laminate flooring with underfloor heating, two double glazed windows to the front aspect and spotlights.









LOUNGE
21' 9" x 16' 1" (6.63m x 4.91m) With two double glazed windows to the front aspect, tiled flooring with underfloor heating and spotlights.

OPEN PLAN LIVING KITCHEN DINER
23' 11" x 37' 7" (7.30m x 11.47m) A fantastic open plan living, cooking and dining space, beautifully designed to create a superb contemporary heart of the home. The kitchen is fitted with a high quality range of wall and base units with complementary work surfaces over, 1½ bowl sink with side drainer and mixer tap over, Neff five ring induction hob with extractor fan, Neff eye level electric double oven, integrated dishwasher, space for American fridge freezer. A central island with breakfast bar provides an ideal focal point and additional seating. The exceptional living and dining areas feature a striking vaulted ceiling with four Velux windows, two double glazed windows to the rear aspect and impressive bi-fold doors opening directly onto the rear garden. Tiled flooring with underfloor heating and spotlights complete this exceptional entertaining and family space.

UTILITY ROOM
Fitted with base and wall units with work surfaces over, space for washing machine, stainless steel sink with mixer tap over, tiled flooring with underfloor heating, double glazed window to the rear aspect and spotlights.

REAR LOBBY
With doors to the garage and garden and non-slip tiled flooring with underfloor heating.

SHOWER ROOM
8' 1" x 4' 10" (2.47m x 1.48m) Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, non-slip tiled flooring with underfloor heating, chrome towel radiator, double glazed window to the rear aspect and spotlights.

FIRST FLOOR LANDING With spotlights.

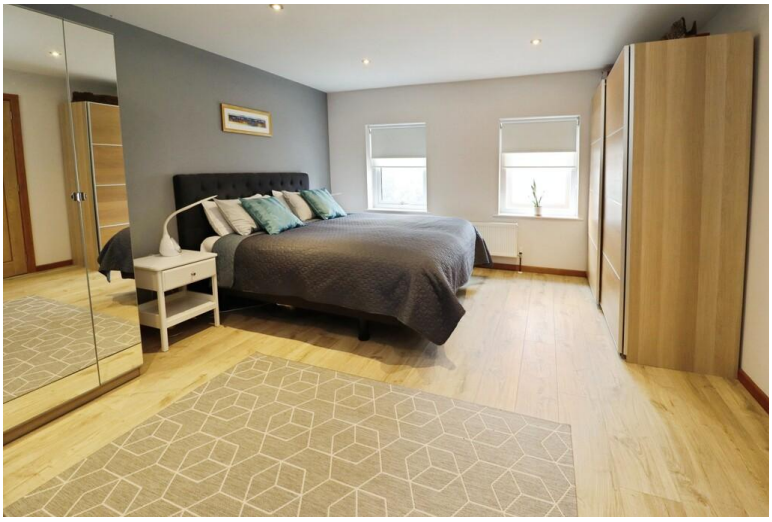
BEDROOM 1
16' 10" x 13' 1" (5.15m x 4.00m) With fitted wardrobes, two double glazed windows to the front aspect, radiator and spotlights.

EN-SUITE SHOWER ROOM
11' 5" x 4' 5" (3.48m x 1.37m) Fitted with a four piece suite comprising of walk-in shower cubicle, close coupled WC and twin wash hand basin in a vanity style unit, tiled walls, tiled flooring, chrome towel radiator, double glazed window to the rear aspect and spotlights.

BEDROOM 2
11' 3" x 10' 11" (3.43m x 3.33m) With two double glazed windows to the rear aspect, radiator and spotlights.

EN-SUITE SHOWER ROOM
7' 6" x 3' 9" (2.29m x 1.16m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, laminate flooring, chrome towel radiator and spotlights.









BEDROOM 3
12' 11" x 10' 5" (3.96m x 3.19m) With laminate flooring, two double glazed windows to the front aspect, radiator and spotlights.

BEDROOM 4
11' 6" x 11' 5" (3.51m x 3.49m) With two double glazed windows to the front aspect, radiator and spotlights.

BATHROOM
10' 6" x 7' 7" (3.22m x 2.33m) Fitted with a four piece suite comprising of freestanding bath tub, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, tiled flooring, chrome towel radiator, double glazed window to the rear aspect and spotlights.

OUTSIDE
To the front of the property there is an extensive block paved driveway providing off-street parking for multiple vehicles and access to the double garage. The frontage is completed by gravelled areas with shrubs inset. To the rear of the property there is an enclosed rear garden. The garden is laid mainly to lawn and artificial lawn, with the highlight being a heated outdoor swimming pool with cover. There is also a hot tub, an outdoor kitchen and numerous patio seating areas, a greenhouse and garden shed.

DOUBLE GARAGE
18' 4" x 16' 0" (5.60m x 4.89m) The garage has twin electric roller doors to the front, personnel door to the rear lobby, light and power.

DISCLAIMER
Some photographs within this brochure have been digitally enhanced using AI technology to improve their appearance due to weather conditions at the time of photography. These enhancements are intended to provide a more appealing visual representation, and prospective purchasers are advised that actual conditions may vary.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating and under floor heating to the Ground Floor.

EPC RATING – C.

COUNCIL TAX BAND – F (Lincoln City Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.



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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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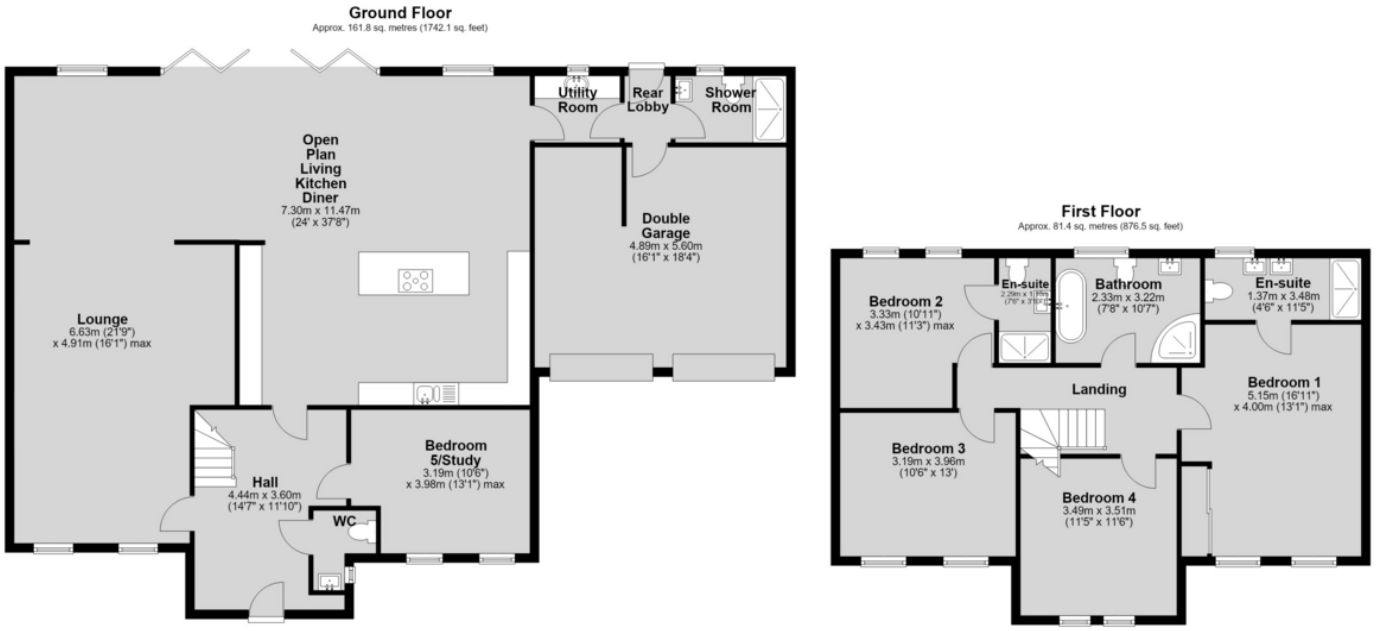
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Total area: approx. 243.3 sq. metres (2618.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

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