

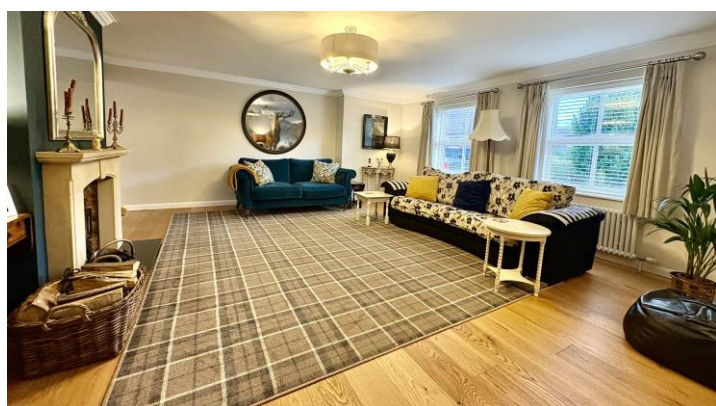
- Substantial Extended Bungalow
- Immaculate Condition Throughout
- Private Enclosed Rear Garden
- Ample Parking Driveway
- Four Double Bedrooms
- Impressive Kitchen/Diner
- Generous Lounge With Woodburner
- Sold With No Onward Chain

Royal Oak Lane, Aubourn, LN5 9DT
Offers In Region Of £500,000





Starkey&Brown are delighted to present for sale this stunning and extensively renovated four bedroom detached bungalow, ideally positioned on the desirable Royal Oak Lane in the charming village of Aubourn. Having undergone a comprehensive scheme of modernisation and extension, the property now offers impressive contemporary living finished to an exceptional standard throughout. The spacious and versatile accommodation briefly comprises a welcoming entrance hallway, four generous double bedrooms including a master bedroom with luxury ensuite shower room, and a beautifully designed family shower room with modern fittings. The heart of the home is the impressive open-plan kitchen diner, fitted with integral appliances, stylish cabinetry, and a feature full-width window wall that floods the space with natural light and provides delightful views across the rear garden - perfect for family gatherings or entertaining. In addition, there is a useful store room, offering excellent storage potential or scope to convert into a home office, utility, or hobby space, along with an adjoining garage. Outside, the property stands on a generous plot with ample driveway parking, a private enclosed rear garden with lawned and seating areas, and a detached outbuilding offering additional flexible use. Located within the peaceful and picturesque village of Aubourn, this property enjoys an excellent balance of rural tranquillity and convenient access to amenities. Nearby villages such as Bassingham and Navenby provide a range of shops, pubs, primary schools, and local services, while Lincoln city centre is only a short drive away, offering further shopping, dining, and transport links. This is a rare opportunity to acquire an immaculate, high-quality bungalow in one of Lincoln's most desirable villages - ready to move straight into and enjoy. Viewing is highly recommended to fully appreciate the finish, space, and setting of this superb home. Council tax band: C. Freehold.



Composite door into:

Entrance Hall

Engineered hardwood flooring, coving, and radiator.

Lounge

20' 1" x 17' 0" (6.12m x 5.18m)

Oak wood-door, extended to the front aspect, engineered hardwood flooring, 2 double-glazed handmade windows by Eastfield Joinery to the front aspect, a feature log-burner set against exposed red brick with mantle piece, coving, a radiator, and double oak doors leading to:

Kitchen Diner

24' 5" x 17' 11" (7.44m x 5.46m)

Extended and finished in 2017. Oak wood door, a range of base and eye level units with granite worktops, fitted appliances including Falcon cooker with extractor fan, integral dishwasher and washing machine, tiled splashback, further additional storage cupboards with room for an American-style fridge freezer, underflooring heating, and a radiator.

Dining Room

Valuated ceiling with a feature wall, a double-glazed window looking out to the gardens, an oak-wood door, halogen LED lighting, a composite French door to the rear aspect, and underflooring heating and tiled flooring. Access to:

Store Room

13' 11" x 8' 5" (4.24m x 2.56m)

Currently being used as a store room. However, we have been advised that by adding a window, this room can be used as an office. Carpeted with an insulated floor, a radiator, steel vault door. Access to garage.

Master Bedroom

11' 11" x 11' 0" (3.63m x 3.35m)

A uPVC double-glazed window to the rear aspect, an oak-wood door, carpeted fitted in 2025, and a radiator. Access to:

En-Suite

8' 0" x 7' 6" (2.44m x 2.28m)

A three-piece suite comprising tiled flooring, a low-level WC, a wash hand basin, a vanity unit with storage, a double-electric shower, a double-glazed frosted window to the rear aspect, an LED mirror, an oak-wood door, a shaver point charger, and an extractor fan.

Bedroom 2

11' 0" x 10' 11" (3.35m x 3.32m)

A uPVC double-glazed window to the front aspect, an oak-wood door, carpeted fitted in 2025, coving, and a radiator.

Bedroom 3

11' 0" x 10' 6" (3.35m x 3.20m)

Carpeted, coving, an oak-wood door, and a radiator. Open access to:

Bedroom 4

13' 1" x 8' 0" (3.98m x 2.44m)

Three uPVC double-glazed handmade windows by Eastfield Joinery to the front and side aspects, an oak wood door, carpeted, and a radiator.

Shower Room

8' 5" x 6' 9" (2.56m x 2.06m)

Tiled flooring with underfloor heating, a uPVC frosted window to the rear aspect, an extractor fan, a low-level WC, a wash hand basin with built-in storage, a walk-in shower cubicle with rainfall shower, an oak-wood door, an LED mirror, and a radiator.

Outside Front

Partially laid to lawn with ample parking driveway with eco-grid flooring, a variety of shrubs and hedges. 1200 litre oil tank was replaced in 2023. Access to:

Garage

New electric door in 2023. Loft access - partially boarded for additional storage. Integral access to the store room.

Outside Rear

Indian stone slabs, patio and lawned area, new fencing to the side aspect, partially brick wall surround. Access through the gates to a gravelled area leading to:

Outbuilding

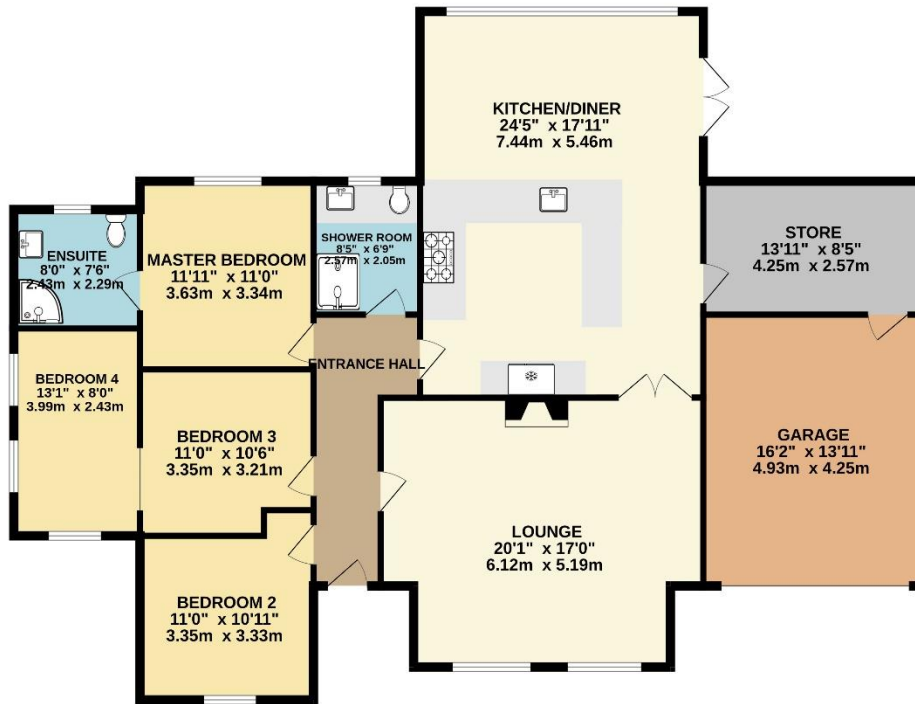
9' 11" x 9' 9" (3.02m x 2.97m)

Power and electrics. Made from reclaimed brickwork and is currently being used for storage.





GROUND FLOOR
1781 sq.ft. (165.5 sq.m.) approx.



TOTAL FLOOR AREA : 1781 sq.ft. (165.5 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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Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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