



4 Lincoln Court
Fenton, Lincoln



4 Lincoln Court, Lincoln Road, Fenton, Lincoln

Built by the highly regarded local developer John Kinch Builds, this substantial modern family home is situated on a private gated development of just four high quality properties. The expansive accommodation extends to around 4,448 sq ft and is arranged over three floors.

The ground floor starts with a spacious entrance hall which leads to the Living Room, Sitting Room, Utility and WC. To the rear of the property lies the a fantastic open plan kitchen/diner with doors to a beautiful garden room. The first floor offers two large bedrooms with dressing area and en-suite shower rooms, two further double bedrooms and a family bathroom. A final climb see you reach two more generous double bedrooms and a shower room.

Outside the property sits in a generous plot of around 0.40 of an acre with a large gravel driveway, wrap around lawn and patio with fenced and hedged boundaries.



Accommodation

Entrance Hall

A substantial entrance hall with under stairs storage cupboard, stairs to first floor, cloaks storage cupboard, door to;

WC

Double glazed casement window to side elevation, two piece suite comprising low flush wc in vanity unit, semi pedestal wash basin.

Lounge

Double glazed sash windows with to front elevation, log burner and glazed doors to kitchen/diner.

Dining Room

Double glazed sash windows to front and side elevation.

Utility

Double glazed door to side elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, boiler cupboard with large hot water tank.

Kitchen

Double glazed casement windows and French doors to rear and side elevation and a further patio door to the garden room. Modern fitted kitchen with granite worktops and sink. Built in NEFF appliances include, two ovens, microwave, coffee machine, dishwasher, full height CDA branded fridge, freezer and wine cooler. Separate Island with built in NEFF induction hob with extractor over.

Garden Room

Brick built with double glazed windows and bi-fold doors to side elevation.

First Floor

Bedroom One

Double glazed casement window to front elevation, dressing area, radiator.

En-Suite Shower Room

Double glazed casement window to side elevation, three piece suite comprising shower cubicle with dual shower head, low flush wc, wash basin in vanity with corian top, heated towel rail and extractor.

Bedroom Two

Double glazed casement window to rear elevation, dressing area, radiator.

En-Suite Shower Room

Double glazed casement window to side elevation, three piece suite comprising shower cubicle with dual shower head, low flush wc and wash basin in vanity, heated towel rail and extractor.

Bathroom

Double glazed casement window to front elevation, four piece suite comprising free-standing bath, wash basin in vanity, low flush wc, shower cubicle with dual shower head, heated towel rail, electric under floor heating, and extractor.

Bedroom Three

Double glazed casement window to front elevation, radiator.

Bedroom Four

Double glazed casement window to rear elevation, radiator.



Second Floor

Bedroom Five

Double glazed Velux windows to rear elevation, eves storage and radiator.

Bedroom Six

Double glazed Velux window to rear elevation, eves storage and radiator.

Landing

Double glazed Velux window to front elevation.

Outside

The property sits in a generous plot of around 0.40 of an acre within this gated development of just four dwellings. The grounds offer a large gravel driveway, wrap around lawn and patio with fenced and hedged boundaries.

Double Garage

With two electric roller shutter doors, garden storage area with wc, loft access, power and light.

Town & Country Planning

The property was granted planning permission by West Lindsey District Council on the 1st November 2024 under application number WL/2024/00745 for extension to garage to provide garden room and first floor storage, single storey side extension to main property. Details of this application are available from the selling agent.

Services

We understand the property offers oil fired central heating with under floor heating throughout the ground floor and radiators on the first and second floor, mains water, mains electric and mains sewer connection. The property also offers CCTV inside and outside the property.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band G

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

We understand from the seller the current maximum download speed is 63.2 Mbps and an upload speed of 17.6 Mbps.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com





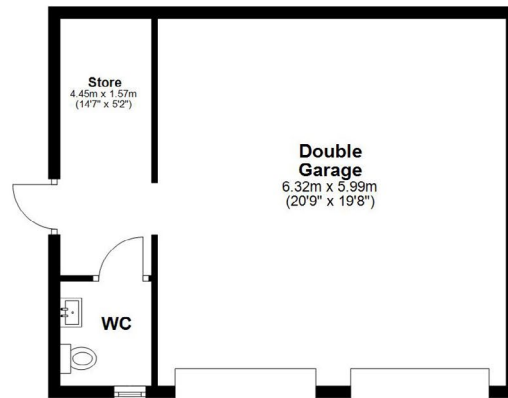
Ground Floor

Approx. 184.5 sq. metres (1986.4 sq. feet)



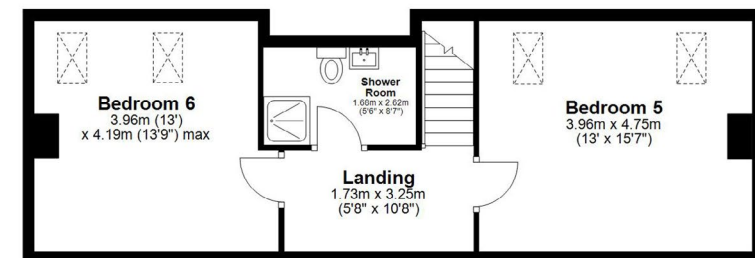
First Floor

Approx. 135.8 sq. metres (1461.7 sq. feet)



Second Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 416.7 sq. metres (4485.4 sq. feet)

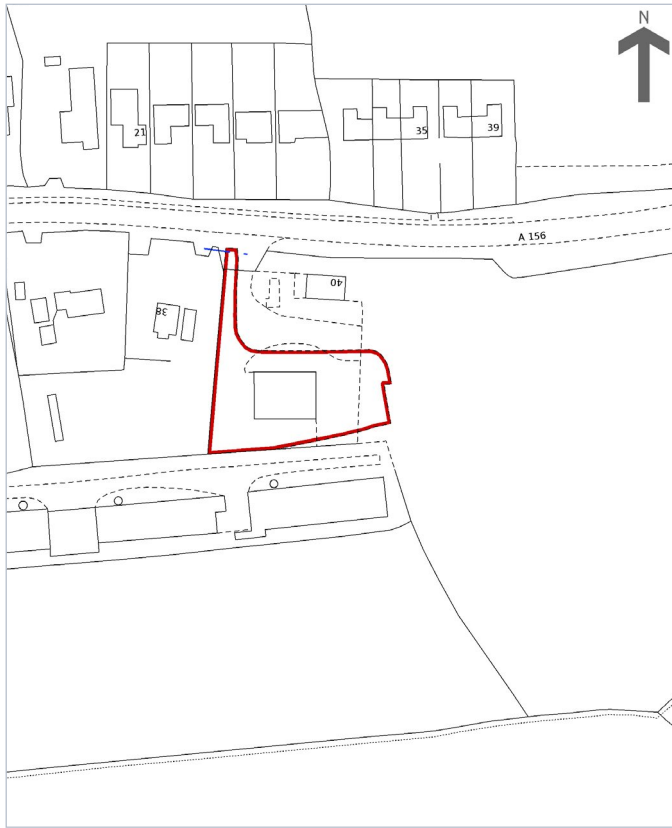
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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4 Lincoln Court, Fenton







Energy performance certificate (EPC)

4 Lincoln Court
Lincoln Road
Fenton
LINCOLN
LN1 2EP

Energy rating
B

Valid until: 11 November 2028

Certificate number: 9367-3812-7797-9398-7531

Property type

Detached house

Total floor area

451 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

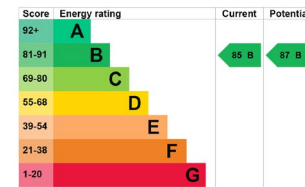
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



DIRECTIONS: LN1 2ZZ

From Lincoln follow the A57 until you reach the village of Fenton. The property is located in a private development on the left hand side as you enter the village.

<https://what3words.com/fast.reason.countries>

IMPORTANT NOTICES

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