



Thirlmere Way, Lincoln



£329,000

- Detached House
- Four Bedrooms
- Cul-de-sac Position With Lake Views
- Garage & Driveway
- Two Reception Rooms & Conservatory
- Popular Location
- Tenure: Freehold
- EPC rating D



***** LAKE VIEWS ***** A rare opportunity to find a FOUR BEDROOM Detached House located to the South of Lincoln with spacious garden and lake views. The property benefits from being within walking distance of the local shops, doctors, schools and much more.

The accommodation on offer comprises Entrance Hall, Kitchen Diner, Lounge, Dining Room, Conservatory and WC to the ground floor. To the first floor there are Four Bedrooms and Family Bathroom. Externally to the front of the property there is a driveway with room for two cars leading to a detached single garage and lawned gardens. To the rear of the property there is an enclosed lawned garden with two patios areas and access to the lake.

The property further benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

With stairs to the first floor.

Lounge 13'5" x 12'1" (4.1m x 3.7m)

With a window to the front aspect, fireplace and radiator.



Dining Room 9'10" x 15'4" (3m x 4.7m)

With an opening to the lounge, sliding doors to the conservatory and a radiator.

Conservatory 13'4" x 14'1" (4.1m x 4.3m)

With windows to the rear and side aspects and french doors leading to the rear garden.

Kitchen Diner 17'5" x 8'10" (5.3m x 2.7m)

With a window to the side and rear aspects, fitted with a range of wall and base units with worktops over, door leading to the rear garden, sink with drainer unit, oven and hob with extractor and access to storage cupboard.

WC 4'11" x 3'6" (1.5m x 1.1m)

With a window to the side aspect, low level wc, wash hand basin and radiator.

Landing

With stairs to the ground floor and storage cupboard.

Bedroom One 13'5" x 12'2" (4.1m x 3.7m)

With a window to the front aspect, cupboard and radiator.

Bedroom Two 13'6" x 8'11" (4.1m x 2.7m)

With a window to the front aspect, two cupboards and radiator.

Bedroom Three 10'0" x 8'1" (3m x 2.5m)

With a window to the rear aspect and radiator.

Bedroom Four 6'0" x 0'10" (1.8m x 0.3m)

With a window to the rear aspect and radiator.

Bathroom 6'0" x 6'10" (1.8m x 2.1m)

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.



Outside

To the front of the property is an enclosed garden with a gated driveway and mature shrubs. To the rear of the property is a lawned garden with mature shrubs and access to the lake.

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.

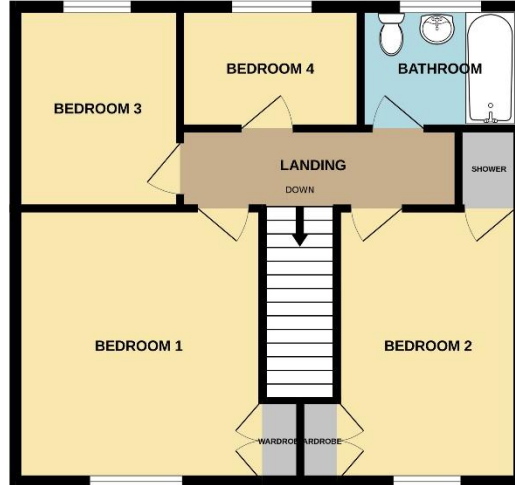




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



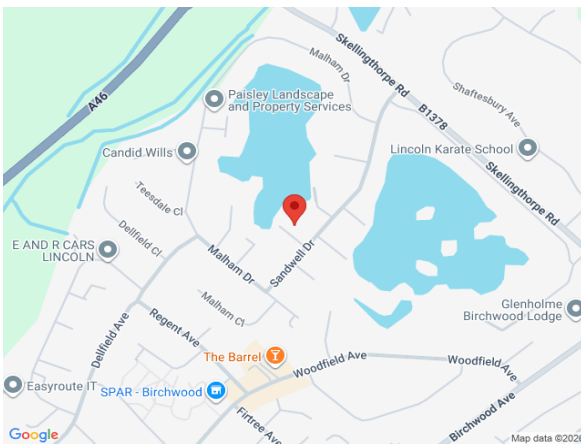
1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



THIRLMERE WAY, LINCOLN, LN6 0YA

TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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