



Parkfield, Lincoln Road, Nettleham, LN2 2NF

Guide Price £675,000

taylor
ROSS





Parkfield, Lincoln Road

Nettleham, Lincoln, LN2 2NF

Beautiful four bed detached home near Lincoln, featuring open-plan living, large gardens, countryside views, garden office, garage, and planning permission to extend. A modern, move-in ready home situated in the popular Danby Hills area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Highly sought after location between Lincoln and Nettleham
- Four generous bedrooms, including an impressive principal suite with lounging area and en-suite
- Large mature gardens with wide patio area, ideal for outdoor dining and entertaining
- Uninterrupted countryside views
- Beautifully presented throughout
- Planning permission granted to extend
- Council Tax Band - E (West Lindsey District Council)

Entrance Hall

Front entrance door and double glazed windows to the front.

Kitchen

14' 11" x 13' 4" (4.54m x 4.07m)

Beautifully appointed fitted kitchen featuring solid wood worktops, a classic Rangemaster cooker with matching extractor hood, and a double Belfast-style sink. The tiled flooring adds both style and practicality, while the generous layout provides space for a central island, creating an ideal setting for cooking, dining, and entertaining.

Dining / Living Room

21' 2" x 13' 3" (6.44m x 4.04m)

Spacious open-plan living and dining area featuring bi-fold doors opening onto the garden, creating a seamless connection between indoor and outdoor living. The room benefits from built-in cabinetry and a charming window seat, while the bright and versatile layout offers flexibility to arrange the space to suit a variety of lifestyles and requirements.

Bedroom One

22' 5" x 15' 0" (6.84m x 4.57m)

Large bedroom suite, with bay window, patio doors to the rear patio and built-in wardrobes. This bedroom further benefits from access to a shared en-suite.

Shared En-Suite

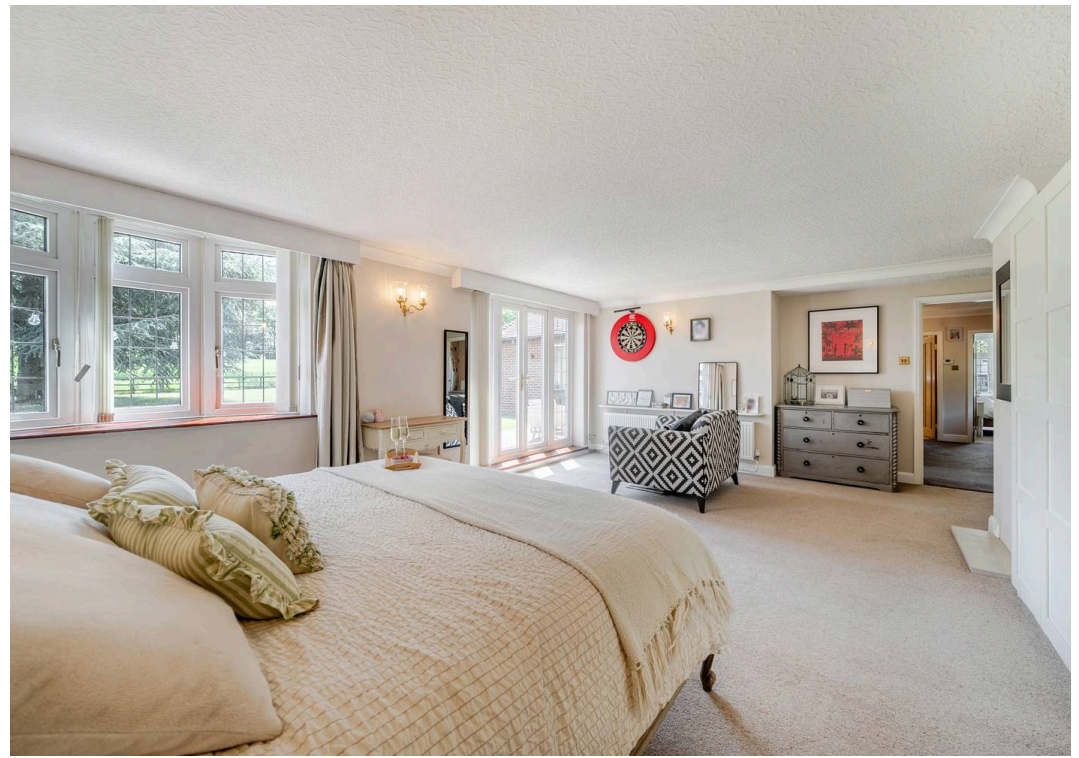
Large en-suite shared by bedrooms one and two. With shower, basin and toilet.

Bedroom Two

13' 5" x 11' 4" (4.09m x 3.46m)

Large double bedroom with built-in wardrobes and access to shared en-suite







Bedroom Three

13' 5" x 11' 4" (4.10m x 3.46m)

Large king-size bedroom with views across the front and side garden

Rear Hallway

Double glazed window to the rear with stairs leading to the first floor.

Family Bathroom

Large family bathroom with bath, shower, basin, toilet and bidet.

Bedroom Four

16' 2" x 14' 0" (4.93m x 4.26m)

Large king-size bedroom with large dressing room. This bedroom also benefits from bespoke shutters and views across the front garden.

Dressing Room

10' 4" x 6' 1" (3.14m x 1.85m)

Large room accessed from bedroom four, currently used as a dressing room with access to the eaves.

Play Room

7' 7" x 7' 4" (2.31m x 2.23m)

Play room accessed through a concealed bookcase door

Garden Office

16' 1" x 7' 11" (4.90m x 2.42m)

Versatile garden room, ideally suited to a home office, play room or studio, with power and lighting.

Garage

17' 5" x 13' 7" (5.30m x 4.13m)

Large double garage with electric roller shutter doors.



Utility Room

10' 1" x 7' 6" (3.07m x 2.28m)

Ideally located with access from the garage or external door leading from the rear garden. This would make the ideal boot room.

WC

WC accessed from the utility room.

Garden

Large, mature gardens to the front and rear of the property with countryside views.

Driveway

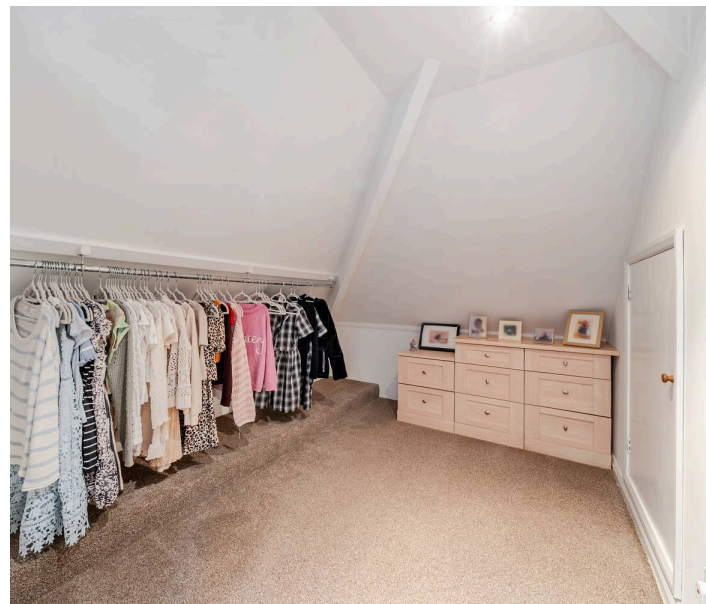
5 Parking Spaces

Dedicated off-street parking to the front of the property.

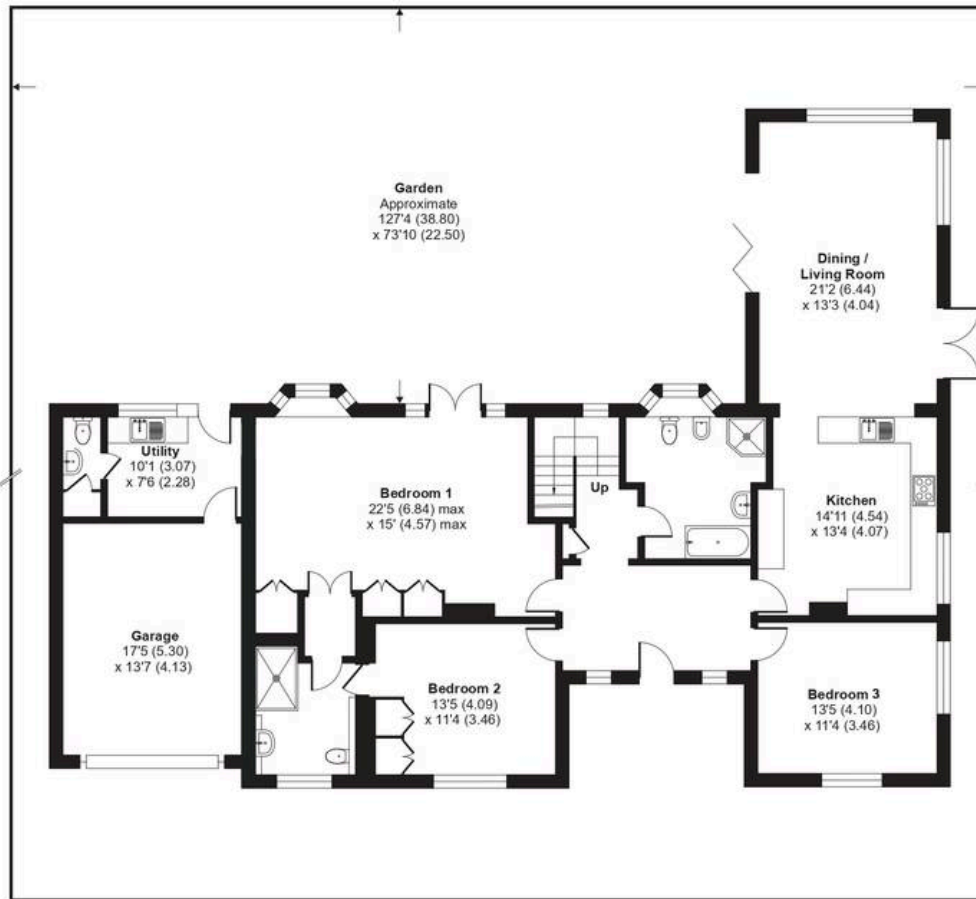
EV charging

1 Parking Space

EV charging point next to the garage.



Parkfield, Lincoln Road, Nettleham, Lincoln, LN2



GROUND FLOOR

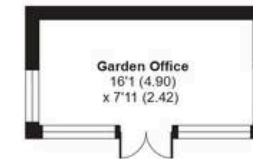
Approximate Area = 2071 sq ft / 192.4 sq m

Garage = 233 sq ft / 21.6 sq m

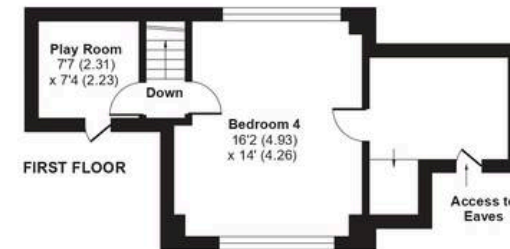
Outbuilding = 128 sq ft / 11.8 sq m

Total = 2432 sq ft / 225.8 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Taylor Ross. REF: 1468381







ELEVATION
NORTH WEST | 1:50

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Revised:
 A Updated in line with client comments 30.01.2024
 B Elevations covered 03.02.2024



ELEVATION
SOUTH WEST | 1:50

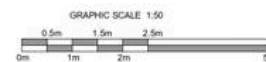


ELEVATION
NORTH EAST | 1:50



ELEVATION
SOUTH EAST | 1:50

- MATERIALS:**
- RED ENGINEERING BRICK SPLASH COURSE (MINIMUM 150MM) TO MATCH EXISTING
 - RED FACING BRICKWORK TO MATCH EXISTING
 - RED PLAIN TILES TO MATCH EXISTING
 - WHITE UPVC WINDOWS & DOORS TO MATCH EXISTING
 - BLACK UPVC FACIAS & SOFFITS TO MATCH EXISTING
 - BLACK UPVC RAINWATER GOODS TO MATCH EXISTING
 - EXISTING FLAT ROOF TO BE THERMALLY UPGRADED









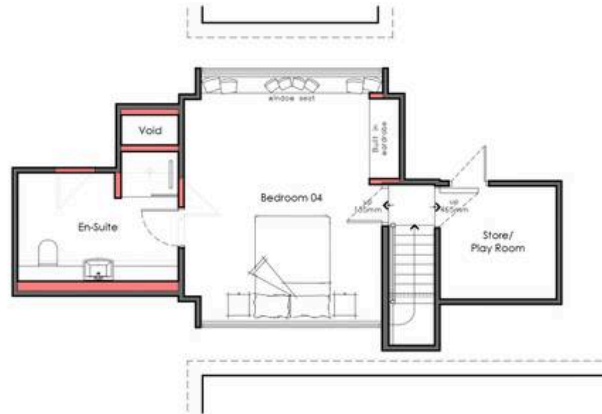
CLIENT: Renita Makarjula
 PROJECT: Extension & Alterations
 ADDRESS: Parkfield, Danby Hill, Lincoln Road, Nettleton, Lincoln, LN2 2NF
 DRAWING: Proposed Elevations
 SCALE: 1:50 & 1:100 @ A1
 DATE: January 2024
 DRAWING NO: 1975H | 25 | 017b



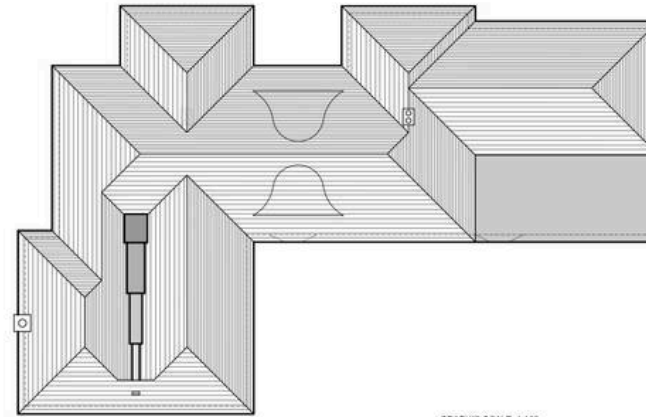
01522 493114
 www.hwdarchitecture.co.uk
 3 Waterloose Lane | Lincoln | LN6 9RU

KEY TO SHADING

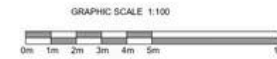
-  Dotted wall indicates existing structure to be removed
-  Shading thus represents existing structure to be retained
-  Shading thus represents proposed new work
-  Existing door to be removed
-  Existing doors to be retained
-  Proposed doors



FIRST FLOOR PLAN

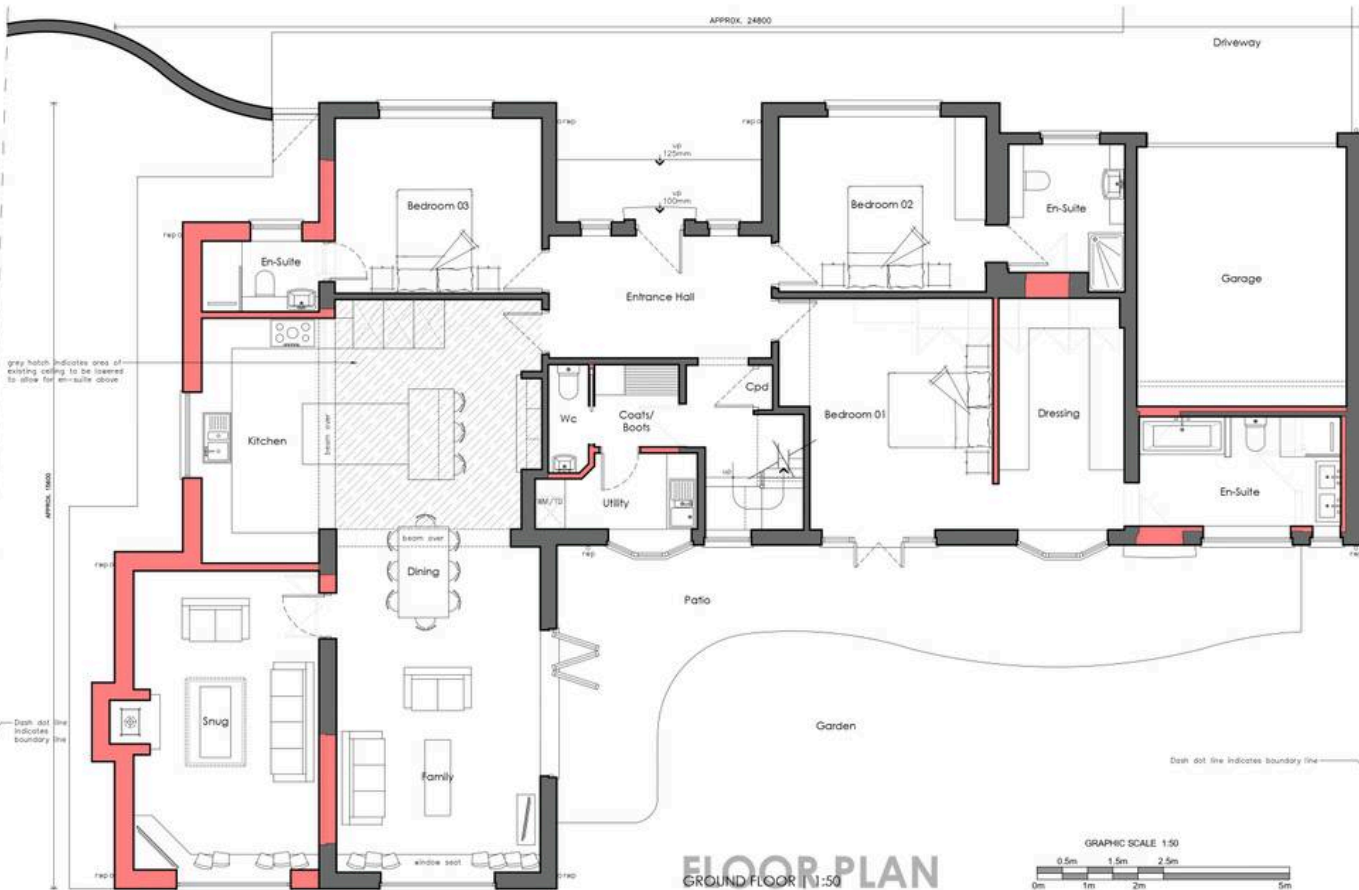


ROOF PLAN

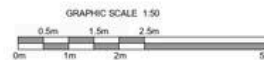


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Revisions:
 1. Updated in line with client comments 30/01/2024
 2. Updated in line with client comments 02/02/2024



GROUND FLOOR PLAN



CLIENT: Renita Makarjula
 PROJECT: Extension & Alterations
 ADDRESS: Parkfield, Danby Hill, Lincoln Road, Nettlesham, Lincoln, LN2 2NF
 DRAWING: Proposed Floor Plans
 SCALE: 1:50 & 1:100 @ A1
 DATE: January 2024
 DRAWING NO.: 1975H | 25 | 016b





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