



- Barn Conversion Dating Back To 1871
- Three Bedrooms & Three Bathrooms
- Approx Floorspace Of 159 Sq.m
- Bespoke Conversion In 2006
- Recent Garage Conversion To External Garden Room
- Modern Open Plan Living
- Sun Drenched Rear Garden
- Semi-Rural Location Approx 20 Minutes From Lincoln
- No Chain

1871 Barn, Maltkiln Road, Fenton, LN1 2EW
£500,000



This exceptional three-bedroom barn conversion combines original character with a modern design created for idyllic family living. Enjoying a Lincolnshire countryside location, this home offers a unique buying opportunity with an impressive 159 sq. m over two floors of the original residence, plus a recently converted garage into a garden room.

Upon entering the property, you are immediately greeted by a double door opening and into a welcoming hallway. Throughout the property, the home features impressive hardwood finishes and zonal underfloor heating, conveying a sense of quality and craftsmanship. The heart of the home centers around an open plan living space which boasts a bespoke kitchen with fitted appliances, large tiled flooring, and an impressive feature fireplace while elegant bi-folding doors provide an abundance of natural light perfect for socialising and entertaining guests. There is a seamless transition between the interior living space and the landscaped garden which enjoys the sun throughout the day. This fluid layout is designed for both intimate family life and regular entertaining, in addition the home has a versatile garage conversion, currently utilised as a vibrant garden room. While this space offers immense flexibility for a home gym, office, or cinema room, it has been cleverly designed so that it could easily be reinstated as a functional garage if desired.

The first floor consists of three generously proportioned bedrooms, each designed to include its own private bathroom or shower room, ensuring that every household member or visiting guest enjoys a sense of privacy. All bedrooms have recently been fitted with high quality bedroom furniture and built in wardrobes. The master bedroom is completed with a luxurious en-suite 4 piece bathroom which also includes a built in TV above the jacuzzi bathtub.

Externally, the property continues to impress with a landscaped garden that serves as an idyllic setting for alfresco dining and relaxation. There is a designated patio area situated under an awning as well as a BBQ area to be enjoyed during the summer months. Driveway parking is also available, with ample space for a minimum of 4 cars.

The semi-rural village of Fenton is located approximately 20 minutes from Lincoln city centre, providing fantastic access to the city's historic landmarks. Nearby are the villages of Torksey and Saxilby which offer great schooling and amenities. The picturesque Burton Waters Marina, complete with its David Lloyd health club and selection of Restaurants and Cafes.

No Chain. Council tax band: D. Freehold.



Hallway

Double door entry with solid wood frame and double-glazed window panels, Jab wood effect flooring, stairway to first floor with solid wood staircase, a large cloak cupboard, chrome sockets, solid oak architraves, and a double-glazed window to the side aspect. Access to:

Downstairs WC

Travertine floor and a wall surround, a low-level WC, a vanity unit, an extractor unit, and underfloor heating.

Open Plan Kitchen Diner

26' 5" x 15' 5" (8.05m x 4.70m)

Kitchen Area

Bespoke range of base and eye level units with modern woks tops and integrated appliances, a range of cutlery and pan drawers, integrated Neff appliances to include Neff dishwasher, 5-ring induction hob, oven, and a combination oven, larder fridge, and a separate freezer. Larder cupboard, hot water and filter tap, a range of large tiled flooring which stretches throughout the whole of the dining space.

Dining Area

An impressive electric fireplace with flame effect, wall-mounted and TV over (not included in the sale), bi-folding doors leading onto the rear garden, and a double-glazed window to the side aspect. Access to:

Utility Room

7' 5" x 6' 5" (2.26m x 1.95m)

Worktop space, integrated Miele washing machine, and Miele tumble dryer (appliances to stay with the property). A wall-mounted boiler approximately 5 years old, finished with tiled flooring, solid wood external door leading onto the rear garden.

Sitting Room

18' 2" x 13' 2" (5.53m x 4.01m)

External double doors leading to the rear garden, power point, and TV aerial points. Space for a large corner sofa. Continued flooring from the kitchen dining space.

First Floor Landing

Landing space with 2 double-glazed windows, solid wood skirting and stairways, airing cupboard with shelving and pipework for underfloor heating. Access to the bedrooms.

Bedroom 1

11' 6" x 15' 5" (3.50m x 4.70m)

Two windows to the front and side aspects - fitted with shutters, solid wood skirting boards and architraves, built-in bedroom furniture and wardrobes. Access to:

Luxury En-Suite

10' 9" x 5' 6" (3.27m x 1.68m)

Full travertine flooring and wood surround with sunken Jacuzzi bath with integrated television above, a low-level WC, a shower cubicle with rainfall shower, a vanity sink with an illuminating mirror over, a double-glazed window to the side aspect, underfloor heating, an extractor unit, and a chrome heated hand towel rail.

Bedroom 2

11' 4" x 15' 5" (3.45m x 4.70m)

Double-glazed window to the side aspect, solid wood skirting boards and architraves, built-in bedroom furniture and wardrobe, chrome power sockets and TV point. Access to:

En-Suite

5' 2" x 6' 5" (1.57m x 1.95m)

Full travertine floor and wall surround, a low-level WC, a vanity shower cubicle, an extractor unit, a chrome heated towel rail, and underfloor heating.

Bedroom 3

6' 5" x 12' 1" (1.95m x 3.68m)

Fitted Sharps wardrobes, a double-glazed window to the side aspect, solid wood architraves, and skirting boards. Access to the loft - with a pull-down ladder, minimal boarding, and ample insulation. Access to:

En-Suite Shower Room

A shower cubicle, a chrome heated hand towel rail, a low-level WC and a vanity unit, travertine tiled, wall and floors surround, an extractor unit, and underfloor heating.

Outside Rear

Being professionally landscaped with a large artificial turf area and a patio seating area with an awning. The garden enjoys sun throughout the day and comes with a walled perimeter. Slate shingle borders - perfect space for a hot tub - to remain with the sale. An additional concrete resin area and a barbecue area - perfect for the warm summer months. Access to:

Garden Room

13' 4" x 17' 10" (4.06m x 5.43m)

Having been partially converted from the garage. Bi-folding doors, LED spot lights, and a feature log-burner. Ideal use for a home office/home gym or a family room.

Outside Front

Block paved driveway, slate shingle border with access to the front door entrance. Access to garage storage with 2 electric doors, providing minimal external storage space.

Agents Note 1

The property comes with full zone underfloor heating across both floors and a digital alarm system.





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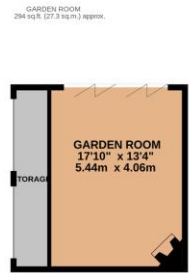
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TOTAL FLOOR AREA : 1848 sq.ft. (171.7 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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