



- Substantial Detached Family Home
- Five Double Bedrooms & Two En-Suites
- New Boiler & Fuseboard
- Sold With No Onward Chain!
- Corner Plot With Large Rear Garden Incorporating Woodland
- Large Driveway & Double Garage
- Well Presented Throughout
- Prime Residential Area

Shaftesbury Avenue, Forest Park, LN6 0QN
£599,950



Starkey&Brown are delighted to offer for sale this impressive executive home, occupying a corner plot within the highly regarded Forest Park residential area of Lincoln. Well presented throughout, the property offers an abundance of versatile living space arranged over three floors, making it an ideal choice for families seeking generous room to live, work and entertain. A particular highlight is the substantial rear garden, featuring a large lawn alongside an attractive area of established woodland with silver birch and oak trees, creating a wonderful outdoor setting.

The property is entered via a porch leading into the entrance hall, which provides access to the principal living areas. To the front is a generous living room, complemented by a separate dining room and a conservatory overlooking the rear garden, providing several distinct spaces for relaxing and entertaining. The kitchen is fitted with a range of units and integrated appliances, while a ground-floor WC adds further convenience. To the first floor are three double bedrooms, including the impressive principal bedroom, which benefits from its own dressing room and en-suite shower room. The remaining bedrooms offer excellent flexibility for family members, guests or those needing additional home-working space. A family bathroom completes this floor.

The lower ground floor provides two further double bedrooms, creating an excellent arrangement for larger families or visiting guests. One of these bedrooms benefits from its own en-suite shower room. This level also provides access to the double garage, which is fitted with an electric roller door and offers useful parking and storage space.

Externally, the property occupies a generous corner plot, with a driveway to the front providing off-road parking for multiple vehicles.

To the rear is a truly impressive garden, featuring a substantial lawn alongside a beautiful established woodland area incorporating silver birch and oak trees. This combination offers a distinctive outdoor space with plenty of room for family activities, entertaining and enjoying the surrounding greenery.

Further benefits include gas central heating, with a newly fitted boiler installed in September 2026 and a backup immersion heater, a new fuse board fitted in March 2025 and double glazing throughout. Forest Park is a popular residential area of Lincoln, well placed for access to local shops, schools and everyday amenities, with further shopping, restaurants, leisure facilities and services available in Lincoln city centre. The area also benefits from road links for travelling around Lincoln and the surrounding villages.

Council tax band: E. Freehold.



uPVC door leading to:

Porch

Being replaced with a uPVC porch. Leading to:

Entrance Hall

Laminate flooring, a radiator, staircase leading to the lower ground floor and first floor. Access to:

Living Room

23' 8" x 15' 7" (7.21m x 4.75m)
Having a uPVC double-glazed window to the front and side aspects, laminate flooring, a radiator, and an electric fireplace. Double doors leading into:

Dining Room

12' 5" x 10' 3" (3.78m x 3.12m)
Having a uPVC double-glazed window to the side aspect, laminate flooring, a radiator, and a sliding glass door leading to:

Sun Room

Being of uPVC construction with an insulated roof, tiled flooring, uPVC windows, and a uPVC door leading to the rear.

Kitchen

15' 3" x 12' 7" (4.64m x 3.83m)
Having a range of matching wall and base units with countertops, integrated appliances include a dishwasher, washing machine, double oven, 4-ring electric hob with an overhead extractor fan, a stainless steel sink with mixer tap, a uPVC double-glazed window to the rear aspect, a uPVC door leading to the rear, tiled flooring, underfloor heating, LED lighting and a breakfast seating area.

WC

Having a low-level WC, wash hand basin, frosted double-glazed window, tiled floor and walls.

First Floor

Hall

Airing cupboard and storage cupboard. Access to:

Bedroom 1

12' 10" x 12' 8" (3.91m x 3.86m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, LED lighting, and a fitted oak wardrobe with overbed storage. Access to:

Dressing Room

9' 1" x 8' 2" (2.77m x 2.49m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, fitted oak wardrobe with sliding doors, and LED lighting. Access to:

En-Suite

Having a three-piece suite comprising a walk-in shower cubicle, a low-level WC, wash hand basin vanity unit with under storage, a frosted double-glazed window, chrome radiator towel rail, tiled walls and flooring, and LED lighting.

Bedroom 2

12' 0" x 9' 1" (3.65m x 2.77m)
Having a uPVC double-glazed window to the front and side aspects, carpeted, and a radiator.

Bedroom 3

11' 6" x 9' 11" (3.50m x 3.02m)
Having uPVC double-glazed window to the rear aspect, carpeted and a radiator.

Family Bathroom

9' 1" x 8' 5" (2.77m x 2.56m)
Four-piece suite comprising panelled bath with hand-held shower unit, low-level WC, walk-in shower cubicle, wash hand vanity unit with under storage, tiled walls and flooring, and a shaver point.

Lower Ground Floor

Hallway

Storage cupboard and access to:

Bedroom 4

11' 8" x 9' 10" (3.55m x 2.99m)
Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a built-in storage cupboard with overhead storage. Access to:

En-Suite

Three-piece suite comprising a walk-in shower cubicle, low-level WC, wash hand basin with vanity unit with storage cupboard, a frosted double-glazed window to the rear aspect, tiled walls and flooring.

Bedroom 5

11' 8" x 8' 8" (3.55m x 2.64m)
Having a uPVC double-glazed window to the front and side aspects, carpeted, and a radiator.

Double Garage

Electric roller door, power and electric, uPVC door leading to the side aspect, fuse board (installed March 2025) and a boiler (fitted in September 2026).

Outside Rear

Lawned area, an extended raised patio, mature trees including silver birch and oak trees, and substantial woodland area. Greenhouse and a further patio area.

Single Garage

Recently fitted insulated roof.

Outside Front

Tarmac driveway for multiple vehicles with a lawned area, outdoor lighting, and steps leading to the porch. Side gate access.

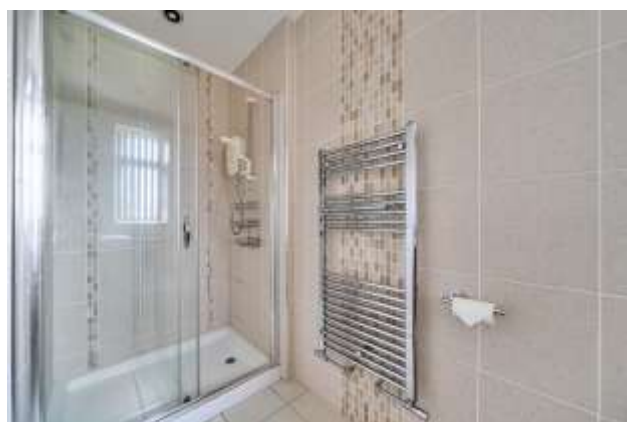
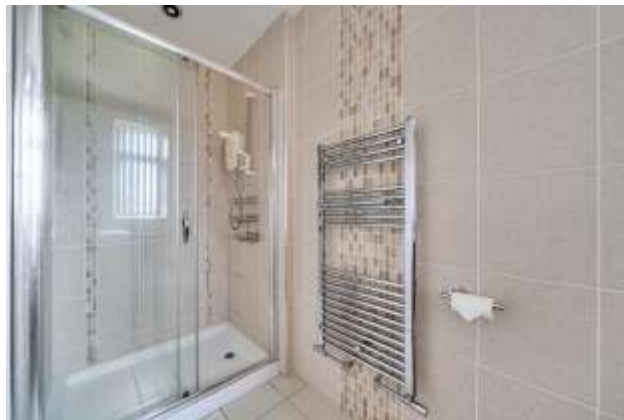
Agents Note

Tarmac driveway for multiple vehicles with a lawned area, outdoor lighting, and steps leading to the porch. Side gate access.





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LOWER GROUND FLOOR
676 sq ft. (62.8 sq.m.) approx.



GROUND FLOOR
957 sq ft. (88.9 sq.m.) approx.



1ST FLOOR
842 sq ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 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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