



4 Lincoln Court
Fenton, Lincoln

BROWN & CO JH Walter



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&CoJHWalter 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

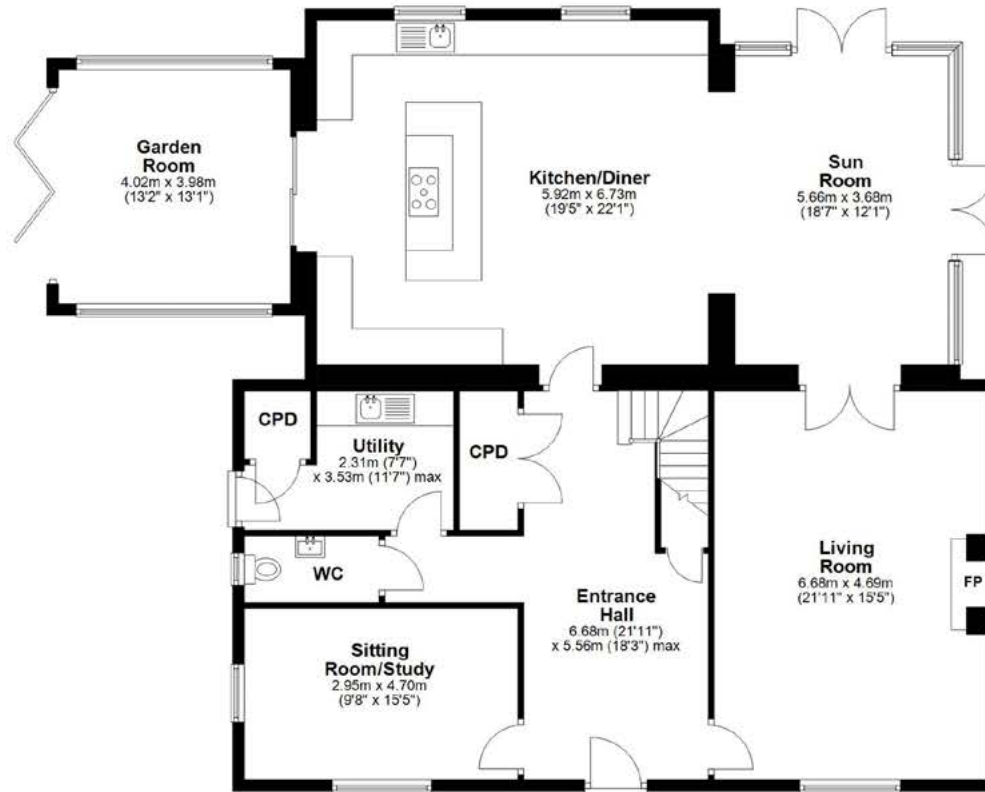
James Mulhall 01522 504304 lincolncitycentre@brown-co.com





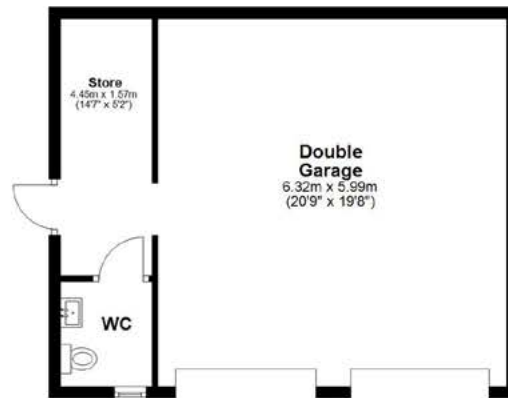
Ground Floor

Approx. 184.5 sq. metres (1988.4 sq. feet)



Garage

Approx. 48.5 sq. metres (522.3 sq. feet)



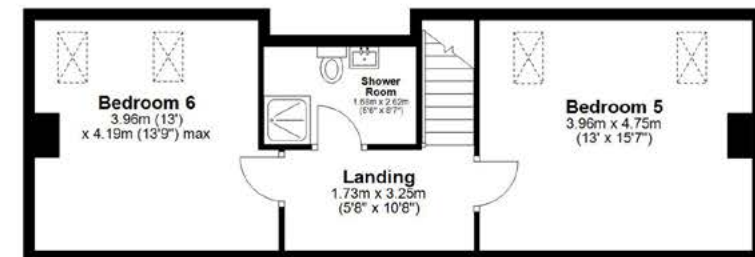
First Floor

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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Plan produced using PlanUp.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	95 B	97 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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