



Trinity Close, Carlton-Le-Moorland
Asking Price £475,000



Trinity Close

Carlton-Le-Moorland, Lincoln

Presenting a superb opportunity to acquire a spacious four-bedroom detached house, ideally positioned in a highly sought-after village location within a private cul de sac.

This well-presented home offers generous and versatile living accommodation, perfect for family life and entertaining. The ground floor features a welcoming entrance hall that leads to a large lounge with multi fuel burner, dining room and an impressive conservatory, creating a harmonious space for relaxation or gatherings. The spacious dining kitchen is thoughtfully designed with ample storage and work surfaces offering an integrated dishwasher, fridge/freezer, electric double oven, induction hob and extractor fan, followed by a separate utility room with space and plumbing for washing machine for added convenience.

Upstairs, the property boasts four well-proportioned bedrooms, including a master suite with its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

The integral garage is particularly large with electric roller door, providing excellent storage or workshop potential, and is accessed directly from the utility room for ease of use. Energy efficiency is enhanced by the addition of owned solar panels (providing reduced energy bills and long-term savings). The property benefits from quality fixtures and fittings throughout, neutral décor, and double glazing, ensuring a comfortable and inviting atmosphere.

Located within a quiet and established cul de sac, this home combines privacy with the convenience of village amenities, reputable local schools, and excellent transport links nearby. This is a rare chance to secure a substantial detached family home in a desirable setting, offering both space and flexibility to suit a range of lifestyles. Early viewing is highly recommended to appreciate all that this impressive property has to offer.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hallway

15' 2" x 7' 1" (4.62m x 2.16m)
maximum measurements

Lounge

17' 8" x 13' 0" (5.38m x 3.96m)

Dining Room

10' 10" x 10' 2" (3.30m x 3.10m)

Conservatory

10' 6" x 9' 9" (3.20m x 2.97m)

Kitchen/Diner

12' 8" x 13' 4" (3.86m x 4.06m)
maximum measurements

Utility

8' 5" x 7' 9" (2.57m x 2.36m)

Ground Floor WC

6' 2" x 2' 10" (1.88m x 0.86m)



Bedroom One

18' 8" x 17' 11" (5.69m x 5.46m)
maximum measurements

Ensuite

8' 3" x 7' 11" (2.52m x 2.41m)
maximum measurements

Bedroom Two

13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom Three

13' 0" x 10' 2" (3.96m x 3.10m)

maximum measurements

Bedroom Four

9' 8" x 7' 8" (2.95m x 2.34m)

Bathroom

13' 3" x 8' 4" (4.04m x 2.54m)

maximum measurements

Large Integral Garage

17' 9" x 15' 0" (5.41m x 4.57m)

Agent's Note - Solar Panels

The property has 16 owned solar panels - they were installed in April 2013 & have a 25 year term for the FIT tariff, which is approximately 30p per kW. Please call the office for more details.

Agent's Note

There is an initial shared drive/roadway leading to the private drive for the property.





Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,099 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

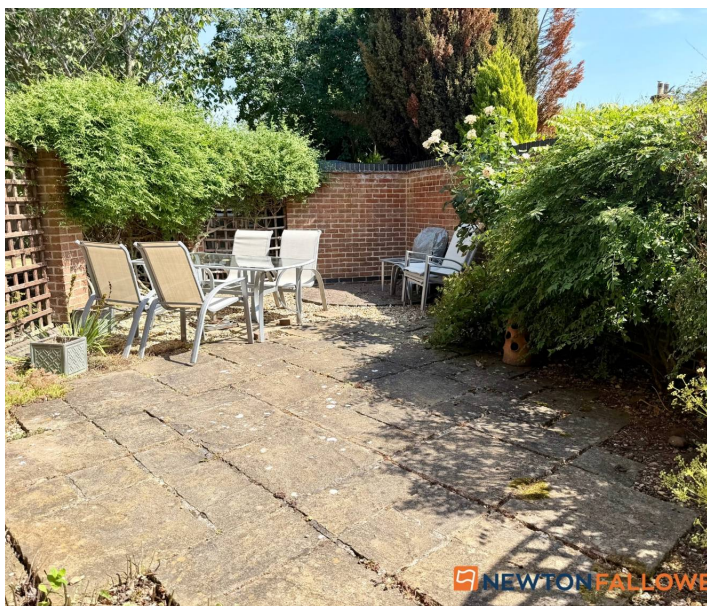


Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



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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