



The Hawthorns

1 The Paddocks,, Potterhanworth

BROWN & CO







# The Hawthorns, 1 The Paddocks, Potterhanworth, Lincoln, LN4 2FD

A spacious and versatile detached dormer bungalow of approximately 2,175 sq ft, beautifully positioned in the desirable village of Potterhanworth and enjoying attractive open field views.

Offering generous accommodation across two floors, this superb home provides flexible living space suitable for families, couples, or those seeking single-level living with additional first-floor bedrooms.

The property is approached via a sizeable driveway offering ample off-road parking, which leads to the garage. Attractive lawned gardens extend to the front and side, creating a pleasant and open setting, while to the rear lies a private enclosed courtyard garden, perfect for outdoor dining and relaxation.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Which was previously a bedroom, with front entrance door and radiator.

#### Study

Double glazed window, radiator.

#### Living Room

Double glazed bay window to side, two double glazed windows to front, electric fire, two radiators, door opening to dining room.

#### Dining Room

Double glazed French doors opening to garden, double glazed window to front, stairs rising to first floor, two radiators.

#### Kitchen

Double glazed window to rear, one and a half drainer sink, preparation work surfaces, matching base and eye level storage units, integrated dishwasher, electric oven, hob and microwave, integrated under counter fridge, extractor hood, tiled splash backs, tiled flooring, radiator, door to utility.

#### Utility

Windows to side and rear, door leading to garden, space and plumbing for washing machine, electric radiator.

#### Bedroom Three

Double glazed window to front, fitted wardrobes, radiator.

#### Bedroom Four

Double glazed patio doors to rear, radiator.

#### Shower Room

Double glazed window to rear, walk in shower, vanity wash basin, WC, heated towel rail, airing cupboard.

#### WC

Window to rear, WC, wash basin, radiator.

## First Floor

### Landing

Velux window, storage to eaves.

#### Bedroom One

Double glazed window to side, fitted wardrobes, radiator, door accessing Jack & Jill Bathroom.

#### Jack & Jill Bathroom

Double glazed window to side, bath, shower cubicle, pedestal wash basin, WC, tiled walls, radiator.

#### Bedroom Two

Double glazed window to side, radiator.

## Outside

To the front gated access leads to a gravelled and block paved driveway providing ample off street parking and leads to a single garage with electric roller door to front and personnel door leading to the rear garden. Well maintained lawned gardens run to the front and side of the property with decorative borders and paved seating area to the side with open-field views. To the rear is an enclosed paved garden with summer house.

## LOCATION

Nestled just six miles south-east of Lincoln, Potterhanworth is a picturesque and welcoming village offering the perfect balance of rural tranquillity and convenient access to city amenities. Surrounded by rolling countryside, woodland walks, and open fenland, the setting provides a peaceful lifestyle with a strong sense of community.







At the heart of the village stands St Andrew’s Church, a historic landmark with origins dating back centuries, offering character and heritage to the local landscape. The village itself has an agricultural history and retains a traditional feel, with a layout centred around pretty streets, open green spaces, and easy access to neighbouring villages such as Branston and Nocton.

Residents benefit from essential local amenities, including a primary school, village hall, and the popular local pub, providing a sociable meeting point for locals and visitors alike. The wider area offers excellent outdoor opportunities, with nearby woodland designated as a Site of Special Scientific Interest, perfect for walking, wildlife spotting, and enjoying the peaceful natural environment.

AGENTS NOTE

Please note the owner of the field to the rear of the property has a right of way to their land through the front of the property however we have been informed it hasn’t been used in the last 5 years.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co 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 strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

1 The Paddocks  
Pottershamworth  
LINCOLN  
LN4 2FD

Energy rating  
**E**

Valid until:  
13 March 2034

Certificate number:  
2131-1193-1836-5352-2520

Property type  
Detached house

Total floor area  
173 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 E. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

48 E

70 C

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

https://find-energy-certificate.service.gov.uk/energy-certificate/2131-1193-1836-5352-2520/print=true

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A photograph showing the side of a brick house with a large window and a garden area with a lawn and some shrubs.

A photograph of the rear garden of a brick house, featuring a paved patio area, a lawn, and a green fence.

A photograph of the front garden of a brick house, showing a paved path leading to a green door and a green fence.

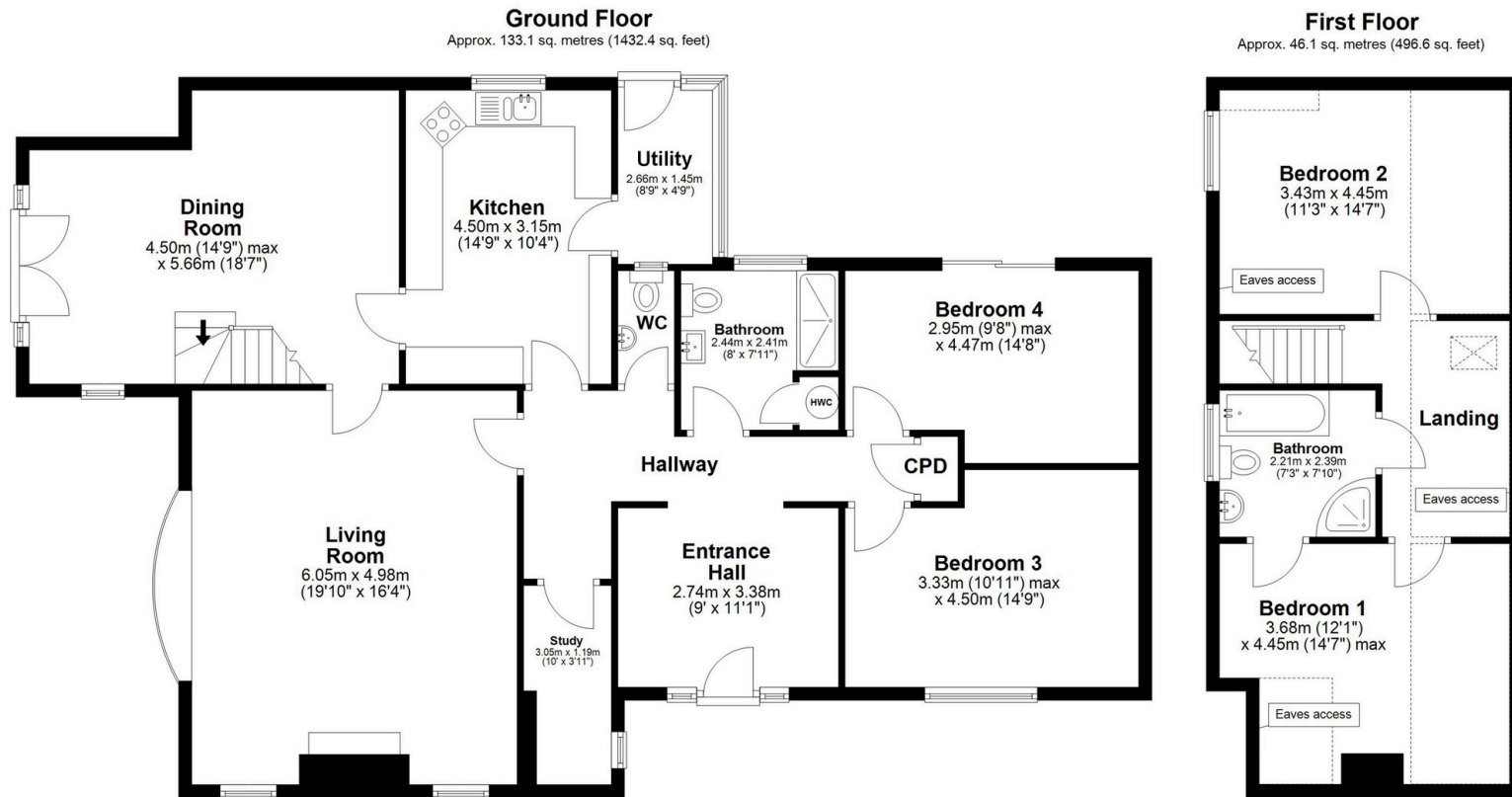












Total area: approx. 179.2 sq. metres (1928.9 sq. feet)

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.

### The Hawthorns, Potterhanworth

#### IMPORTANT NOTICES

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