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5 Brigg Road, Grange De Lings, Lincoln, LN2 2LZ



When it comes to  
property it must be

 **lovelle**



Asking Price: £290,000



3



1



2

Situated in the small hamlet of Grange De Lings, just a few minutes' drive from Lincoln City, this distinctive three-bedroom semi-detached home offers far more than your average semi. Full of rustic charm and character, it combines a homely feel with a thoughtfully designed layout and generous outdoor space.

### Key Features

- Beautiful semi-detached home
- Ideal for buyers seeking a semi-rural lifestyle
- Full of character and charm
- Two generous reception rooms
- 3 bedrooms & bathroom
- Kitchen, utility and lobby
- Excellent plot, a gardeners dream
- Parking to the rear
- EPC rating: TBC
- Tenure: Freehold





## Introduction

Situated in the small hamlet of Grange De Lings, just a few minutes' drive from Lincoln City, this distinctive three-bedroom semi-detached home offers far more than your average semi. Full of rustic charm and character, it combines a homely feel with a thoughtfully designed layout and a plot that is sure to appeal to keen gardeners.

The entrance lobby leads into a beautifully styled kitchen, complete with central island, open shelving, and exposed brickwork, creating a warm and inviting heart to the home. A separate utility room and ground-floor WC add practicality, while the spacious living room, featuring a log-burning stove and striking sliding barn doors, opens into a stunning garden room. This bright and airy space, with vaulted ceilings and exposed beams, provides the perfect setting for dining or entertaining while enjoying views of the garden.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom. Outside, the property enjoys an excellent-sized plot with well-tended lawns, seating areas, and a pergola-covered patio, along with a productive vegetable plot and space for further planting. Whether you're looking to grow your own produce, create a landscaped showpiece, or simply enjoy the outdoors, this garden offers endless possibilities.

With its unique charm, versatile layout, and superb outdoor space, this home will particularly appeal to buyers seeking a property with character, families wanting generous outdoor space, and those looking for a semi-rural setting within easy reach of both city and countryside.

### Entrance Lobby

3.89m x 1.45m (12'10" x 4'10")

### Inner Hallway

2.2m x 1.01m (7'2" x 3'4")

The inner hallway serves as the central link between the ground floor rooms and the staircase leading to the first floor. Neutrally decorated and fitted with practical flooring.

### Cloakroom / WC

1.48m x 0.81m (4'11" x 2'8")

The ground floor WC is neatly presented with a close-coupled toilet and compact wall-mounted hand basin. Light walls paired with a decorative wallpaper panel create a fresh, airy feel, while natural wood shelving offers practical storage for towels and toiletries.

### Living Room

5.37m x 3.69m (17'7" x 12'1")

The living room is a warm and welcoming space, featuring a log-burning stove, rustic wooden shelving, and sliding barn doors to the garden room. Large windows and neutral décor create a bright, airy feel, while natural textures add to its cosy charm.

## Garden Room

5.13m x 2.84m (16'10" x 9'4")

The garden room is a bright and inviting space, designed to make the most of the garden views. Vaulted ceilings with exposed timber beams add character, while multiple skylights and large patio doors flood the room with natural light. The crisp white walls and tiled flooring create a fresh, airy feel, making it an ideal setting for dining, entertaining, or relaxing. With direct access to the patio and garden, it seamlessly blends indoor and outdoor living.

## Kitchen

3.78m x 3.77m (12'5" x 12'5")

The kitchen is full of rustic charm and character, blending traditional features with practical design. A central island with a butcher's block top provides both workspace and casual seating, while the open shelving and exposed brickwork add warmth and texture. Shaker-style cabinetry in a rich navy tone is complemented by solid wood worktops and a farmhouse-style sink, with space for a range cooker framed by a timber beam. Overhead pan racks and thoughtful storage solutions complete the look, making this a welcoming and functional heart of the home.

## Utility Room

3.56m x 2.23m (11'8" x 7'4")

The utility room offers excellent practicality, with fitted wooden cabinetry, ample worktop space, and room for both a washing machine and dryer. A side window brings in natural light, while a stable-style external door provides easy access to the garden. Its thoughtful layout makes it a functional and attractive addition to the home.

## Landing

3.12m x 1.71m (10'2" x 5'7")

The landing provides access to all first-floor rooms and enjoys a pleasant view from a side-facing window, allowing in natural light. It features a radiator beneath the window, neutral décor, and carpeted flooring, with a staircase leading down to the ground floor.

## Bedroom 1

3.66m x 2.93m (12'0" x 9'7")

Bedroom 1 is a comfortable double room decorated in calming tones, with a feature dark grey wall adding a touch of style. A large window overlooks the rear garden, filling the space with natural light, while neutral carpeting and space for freestanding furniture make it a practical and inviting retreat.

## Bedroom 2

3.7m x 2.87m (12'1" x 9'5")

Bedroom 2 is a generously sized double room with bold navy walls contrasted by a bright white ceiling, creating a modern and striking look. A large window brings in plenty of natural light, and there's ample space for bedroom furniture, making it a versatile room for family, guests, or a home office.





## Bedroom 3

2.51m x 2.36m (8'2" x 7'8")

Bedroom 3 is a cosy single room with a bright and airy feel, enhanced by a large window overlooking open countryside. Currently arranged with bunk beds, it's ideal as a child's room, guest bedroom, or home office, offering charming views and a comfortable space.

## Bathroom

1.95m x 1.69m (6'5" x 5'6")

The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, a pedestal wash basin, and a low-level WC. Finished in a simple, neutral style, it features part-tiled walls, a frosted window for privacy, and a wall-mounted mirror, creating a bright and functional space.

## Outside

### Gardens

The gardens offer an impressive and versatile outdoor space, thoughtfully arranged into different areas for relaxation, entertaining, and cultivation. Directly behind the house, a paved patio with pergola framing creates a sheltered seating area, perfect for outdoor dining or lounging. Beyond this, the main lawn is complemented by colourful planting and a greenhouse, with a path leading to a generous vegetable plot ideal for keen gardeners. Additional sections include mature trees, including fruit trees, well-stocked borders, and a secluded area to the side of the property, offering further privacy and charm. The gardens enjoy open rural views, enhancing the sense of space and connection to the countryside.

### Parking

The property benefits from off-road parking at the rear, with a gravelled area providing ample parking. Easily accessible and conveniently positioned close to the garden entrance.

## Agents Note

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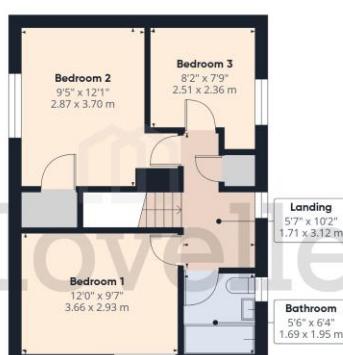
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Approximate total area<sup>(1)</sup>  
1136 ft<sup>2</sup>  
105.6 m<sup>2</sup>

Ground Floor

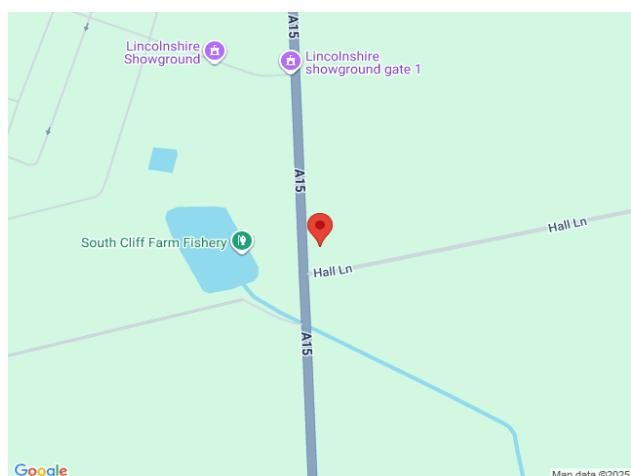


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	68
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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