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42 All Saints Road, Lincoln, LN2 4ZJ



When it comes to  
property it must be





Asking Price: £300,000



Stylish, high-spec home offering luxury and comfort in equal measure. Every room upgraded with quality finishes and thoughtful design. Stunning landscaped garden with bar and log burner for year-round entertaining. A modern home that truly has the wow factor.

### Key Features

- Stunning modern detached home
- Immaculate show home condition
- Significantly upgraded throughout
- Corner plot with open view to the front
- Professionally designed garden with bar
- Contemporary open plan kitchen
- 3 bedrooms & 2 bathrooms
- Garden bar that steals the show
- EPC rating B
- Tenure: Freehold





## Introduction

Built in 2021, this beautifully upgraded modern detached home offers a level of finish and attention to detail that truly sets it apart from other modern homes. Every element has been thoughtfully enhanced, from the quality of the fixtures and fittings to the striking landscaped garden and bespoke outdoor entertaining space. The result is a home that feels luxurious yet comfortable, ideal for those seeking contemporary living with genuine character and style.

Stepping into the hallway, the quality of finish is immediately apparent. The ground floor flows effortlessly with fully tiled flooring through the hallway, WC and kitchen, while the spacious living room offers a warm and inviting retreat, finished with a feature fireplace and elegant decor.

The open plan kitchen and dining area forms the true heart of the home, a superbly designed space featuring upgraded granite worktops, a premium oven, extractor and induction hob, under unit task lighting and a generous island style breakfast bar. Spotlights and natural light combine to create a bright, sophisticated feel, complemented by French doors opening directly onto the landscaped rear garden. A separate utility room provides practicality with space for laundry appliances and access to the garden.

Upstairs, the landing benefits from additional spot lighting and leads to three well-proportioned bedrooms, two of which include bespoke fitted wardrobes. The main bedroom enjoys a stylish fully tiled ensuite with an upgraded shower, anthracite heated towel rail and high-end finishes that continue into the family bathroom, also fully tiled floor to ceiling with modern fittings and designer detailing.

Externally, the rear garden has been completely transformed to provide a low maintenance yet highly sociable space. Immaculately landscaped with premium paving, artificial lawn and decorative borders, it is the perfect setting for relaxing or entertaining. At its heart stands a unique garden bar, a fully equipped and beautifully designed extension of the home complete with a log burner, bar counter, seating area, lighting and power, creating an all-weather retreat that truly sets this property apart.

Additional upgrades include outdoor security lighting, an outside tap, power to the garage and an EV charging point. The property also benefits from a garage and driveway providing ample off street parking. Situated in a sought after modern development just north of Lincoln, the home enjoys easy access to local amenities, schooling and the city centre, while offering a peaceful setting on the edge of the development. Every detail at 42 All Saints Road has been carefully considered to create a stylish, move in ready home that delivers both comfort and wow factor, a perfect example of modern living done exceptionally well.

## Entrance Hall

3.98m x 2.01m (13'1" x 6'7")

A welcoming entrance to the home, beautifully presented with porcelain tiled flooring laid in a stylish herringbone pattern that continues through to the kitchen and cloakroom. The front entrance door opens into a bright and spacious hallway featuring modern décor, and a carpeted staircase rising to the first floor. Doors lead through to the lounge, kitchen diner, cloakroom and a useful under stairs storage cupboard, creating a practical yet elegant first impression.

## Cloakroom / WC

1.62m x 0.9m (5'4" x 3'0")

A beautifully finished cloakroom featuring full-height porcelain tiling to all walls and floor, complementing the home's modern interior style. Fitted with a contemporary white suite comprising a low-level WC and pedestal

wash basin with chrome mixer tap, the space is enhanced by neutral tones, soft lighting and a refined, high-quality finish that perfectly reflects the property's attention to detail.

## Living Room

3.94m x 3.69m (12'11" x 12'1")

A beautifully styled and inviting reception room offering a sophisticated yet comfortable space to relax and entertain. A large window to the front allows natural light to fill the room, complemented by elegant décor, and a contemporary fireplace with illuminated surround providing a striking focal point. The room is finished to an excellent standard, with plush carpeting and a calm, modern colour palette that enhances the sense of warmth and refinement.

## Kitchen-Diner

5.51m x 2.78m (18'1" x 9'1")

A stunning open plan kitchen diner designed with both style and functionality in mind. The kitchen features sleek modern cabinetry complemented by granite worktops, upgraded oven, induction hob and extractor, and under-unit task lighting for a refined finish. The room is beautifully lit by spotlights and natural light from dual aspect windows and French doors that open directly onto the landscaped rear garden. The porcelain tiled flooring laid in a herringbone pattern continues seamlessly from the hallway, creating a cohesive and contemporary feel. With ample dining space and a vibrant, welcoming atmosphere, this is a perfect setting for both everyday living and entertaining.

## Utility Room

1.73m x 1.65m (5'8" x 5'5")

A well-designed and practical space fitted with matching cabinetry and granite worktops, continuing the premium finish from the kitchen. The porcelain tiled flooring from the hallway and kitchen flows seamlessly into this room, enhancing the sense of continuity and style. There is space and plumbing for a washing machine and tumble dryer, along with open shelving for additional storage. A built-in shelved cupboard has been cleverly adapted into a pantry, providing excellent organisation for everyday essentials, while the wall-mounted gas-fired central heating combi boiler is neatly housed within a wall cupboard. A rear access door leads to the side of the property, providing a convenient route to the bin storage area.

## Landing

2.07m x 1.44m (6'10" x 4'8")

A bright and airy landing space finished in crisp white tones, complemented by plush carpeting. Natural light flows through a side window, enhancing the feeling of space and openness. There is access to all bedrooms and the family bathroom, along with a large built-in storage cupboard which has been thoughtfully fitted with shelving and a hanging rail, providing excellent additional storage and practicality.

## Master Bedroom

3.64m x 2.69m (11'11" x 8'10")

A luxurious and calming principal bedroom decorated in soft, elegant tones and finished to an exceptional standard. The room features a large window to the front allowing natural light to fill the space, with plush carpeting underfoot enhancing the sense of comfort. There are fitted wardrobes providing excellent storage, finished with mirrored sliding doors to maximise light and space. The room benefits from a contemporary feel, balanced with a warm and inviting atmosphere, and has access to a private ensuite shower room.





### Ensuite Shower Room

1.8m x 1.79m (5'11" x 5'11")

A luxurious and fully tiled ensuite shower room, beautifully finished with contemporary grey wall and floor tiles. The focal point is the digital Mira Mode shower with Wi-Fi app control, featuring both a rainfall showerhead and separate handheld attachment for added comfort and versatility. A sleek vanity unit with inset wash basin and chrome mixer tap sits beneath an illuminated, anti-mist mirror, while an anthracite heated towel rail provides warmth and style. A frosted window to the front aspect allows natural light to filter through while maintaining privacy, completing this modern and indulgent space.

### Bedroom 2

2.83m x 2.3m (9'4" x 7'6")

A beautifully presented double bedroom offering a calm and contemporary feel, with a window overlooking the rear garden allowing natural light to flow through. The room features fitted wardrobes with mirrored sliding doors, providing excellent storage while enhancing the sense of space. Finished in neutral tones with plush carpeting and stylish décor, this versatile room is ideal as a guest bedroom.

### Bedroom 3

2.88m x 2.6m (9'5" x 8'6")

A spacious double bedroom currently utilised as a home office, offering excellent versatility to suit individual needs. A large window to the rear overlooks the landscaped garden, allowing plenty of natural light and providing a pleasant outlook. Finished in neutral tones with soft carpeting underfoot, the room offers ample space for bedroom furnishings or serves perfectly as a stylish and comfortable workspace.

### Family Bathroom

2.09m x 1.7m (6'11" x 5'7")

A beautifully appointed family bathroom finished to an exceptional standard, with full-height tiling to all walls and floor in a soft neutral palette. The room features a modern white suite comprising a panelled bath with overhead shower and glass screen, contemporary vanity unit with inset wash basin and chrome mixer tap, and a low-level WC. An anthracite heated towel rail provides both style and practicality, while a frosted window to the side aspect allows natural light to brighten the space while maintaining privacy. The result is a calm, spa-like environment that perfectly complements the home's high-quality interior.

### Gardens

Occupying an attractive corner plot, this home enjoys beautifully landscaped gardens to the front, side and rear, thoughtfully designed for ease of maintenance and outdoor living. The front garden is neatly presented with planted border, and a pathway leading to the entrance. The side garden is laid to lawn with well-stocked planted borders, enhancing the property's kerb appeal and providing a pleasant green outlook. To the rear, the garden has been fully landscaped to create a private and stylish retreat, featuring a porcelain tiled patio, artificial lawn, and raised planted borders framed with decorative stone edging and LED lighting. A standout

feature is the bespoke garden bar with log burner, perfect for entertaining throughout the year. The property enjoys a desirable position with no houses directly to the front, instead overlooking an open green space that adds to the sense of privacy and setting.

### Garden Bar

6.74m x 3.66m (22'1" x 12'0")

A truly exceptional feature of this home is the bespoke garden bar and entertainment space, designed to feel like an extension of the home and providing the perfect setting for family gatherings and social occasions. Beautifully finished throughout, it features a fully equipped bar area with shelving, under-counter fridges and stylish lighting, complemented by industrial-style pendants and decorative greenery. The spacious lounge area includes a large corner sofa, media setup and a log-burning stove set against an elegant herringbone brick backdrop, creating a warm and inviting atmosphere all year round. With a part-glazed roof allowing plenty of natural light and fitted shutters for privacy, this impressive space combines comfort, practicality and wow-factor design, ideal for entertaining whatever the season.

### Driveway

A generous driveway provides ample off-road parking and leads to a single detached garage with power and lighting connected. The property is also fitted with an EV charging point, adding convenience for electric vehicle owners.

### Single Garage

A semi-detached single garage of brick construction with a pitched tiled roof, featuring an up-and-over door, power, and lighting. Ideal for secure parking or additional storage, with easy access from the driveway and proximity to the garden and main property.

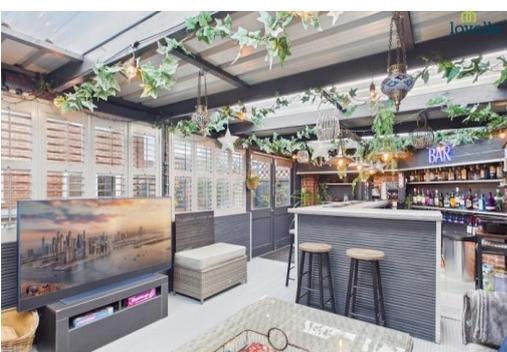
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### Conflict Of Interest

Please note that the property is owned by a director of the selling estate agency. This sale is therefore subject to a declared conflict of interest, in accordance with The Property Ombudsman Code of Practice.





Ground Floor Building 1



Floor 1 Building 1



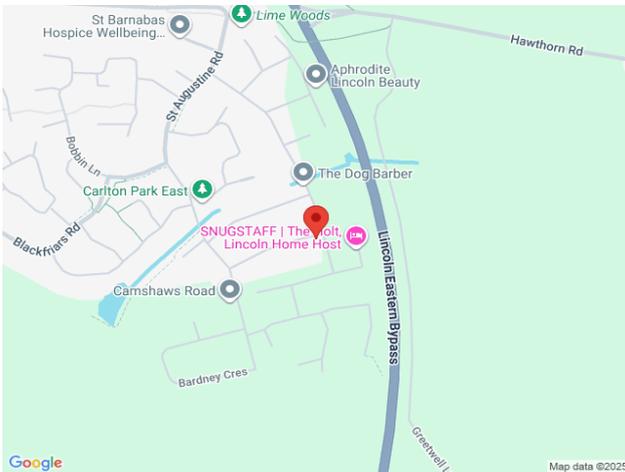
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1144 ft<sup>2</sup>  
106.1 m<sup>2</sup>

(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+)                                       | <b>A</b> |                         | <b>94</b> |
| (81-91)                                     | <b>B</b> | <b>83</b>               |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |          |                         |           |

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