



Lincoln Court  
Fenton, Lincolnshire

**BROWN & CO**



## Lincoln Court, Fenton, Lincolnshire

Exceptional six-bedroom detached home (approx. 4,800 sq ft) set within an exclusive gated development in sought-after Fenton. Immaculately presented, the property features a stunning open-plan kitchen, dining and living space with granite surfaces and premium integrated appliances, alongside a superb dual-aspect lounge with log burner and French doors to the garden. A garden room with bifold doors, utility and WC complete the ground floor.

Upstairs offers six generous double bedrooms across two floors, including two en-suites, a family bathroom and further shower room.

Externally, there is a detached double garage with electric doors, workshop, WC and loft space, plus wraparound gardens with lawns and patio areas. Further benefits include underfloor heating to the ground floor, oak internal doors and CCTV.



### ACCOMMODATION

#### Entrance Hall

A striking first impression, the spacious entrance hall is accessed via the front door and features tiled flooring with underfloor heating, power points, and a wall-mounted alarm panel. An impressive oak staircase with glass balustrade rises to the first floor, with doors leading to the lounge, WC and kitchen.

#### Kitchen

The heart of the home, this exceptional open-plan kitchen offers a superb space for modern family living and entertaining. Fitted with a range of contemporary gloss wall and base units topped with granite work surfaces, the kitchen includes an inset sink and drainer and a central island with breakfast bar. A comprehensive range of integrated appliances includes two ovens, hob with extractor, microwave, coffee machine, two wine coolers, and dishwasher, alongside space for an American-style fridge/freezer. Finished with tiled flooring and underfloor heating, the space effortlessly connects to the dining room, garden room, and utility, with two windows overlooking the rear.

#### Dining Room

Positioned off the kitchen, the dining room provides an ideal setting for formal entertaining or family meals, featuring tiled

flooring with underfloor heating, power points, and a window to the rear. A further door leads through to the lounge.

#### Garden Room

A bright and versatile space, the garden room enjoys dual-aspect windows to the front and rear, along with bifold doors opening onto a patio seating area. With tiled flooring and underfloor heating, it offers a seamless connection between indoor and outdoor living.

#### Utility Room

Practical and well-equipped, the utility room is fitted with matching wall and base units with granite work surfaces, an inset sink and drainer, and space for a washing machine and tumble dryer. With tiled flooring, underfloor heating, and a door leading to the garden.

#### WC

Fitted with a modern two-piece suite comprising a WC and wash hand basin set within a vanity unit, complemented by tiled flooring with underfloor heating and a window to the front.

#### Lounge

An impressive principal reception room, the lounge offers generous proportions and a warm, inviting atmosphere. Featuring fitted carpet with underfloor heating, a striking log burner with sleeper-

style mantle and hearth forms the focal point. With multiple windows and French doors opening to the garden, the space enjoys excellent natural light.

#### First Floor

##### Landing

A spacious landing with fitted carpet, power points, and a continuation of the oak staircase rising to the second floor. A window to the front provides natural light, with doors leading to four bedrooms and the family bathroom.

##### Bedroom One

A well-proportioned principal bedroom featuring fitted carpet, built-in wardrobes, two windows, and direct access to the en-suite.

##### En-Suite

Comprising a modern three-piece suite including WC, vanity wash hand basin, and shower enclosure, with partially tiled walls and flooring, heated towel rail, window, and extractor.

##### Bedroom Two

A generous double bedroom with fitted carpet, built-in wardrobes, two windows, and its own en-suite.



#### En-Suite

Fitted with a three-piece suite including WC, vanity wash hand basin, and shower enclosure, with partially tiled walls and flooring, heated towel rail, window, and extractor.

#### Bedroom Three

A spacious double bedroom with three windows allowing excellent natural light, fitted carpet, and radiator.

#### Bedroom Four

Another well-sized room featuring fitted carpet, power points, and a bespoke, library-style fitted bookcase (available by separate negotiation), along with two windows.

#### Second Floor

#### Landing

With fitted carpet, power points, and access to eaves storage. Doors lead to two further bedrooms and a shower room.

#### Bedroom Five

A generous double bedroom featuring fitted carpet, built-in

wardrobes, eaves storage, and three Velux windows providing ample light.

#### Bedroom Six

A further spacious double room with fitted carpet, eaves storage, radiator, and three Velux windows.

#### Shower Room

Fitted with a three-piece suite including WC, wash hand basin, and shower enclosure, complemented by partially tiled walls and flooring, heated towel rail, Velux window, and extractor.

#### Outside

Externally, the property is equally impressive, benefitting from a detached double garage with electric doors, a workshop, WC, and loft space—ideal for a variety of uses. The wraparound gardens are predominantly lawned with patio seating areas, creating an attractive and low-maintenance outdoor environment perfectly suited for both relaxation and entertaining.

#### TENURE & POSSESSION

Freehold and for sale by private treaty. There is a tenant currently in

the property who needs to be given 4 months notice should the buyer want vacant possession.

#### COUNCIL TAX - Band G

#### MOBILE

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

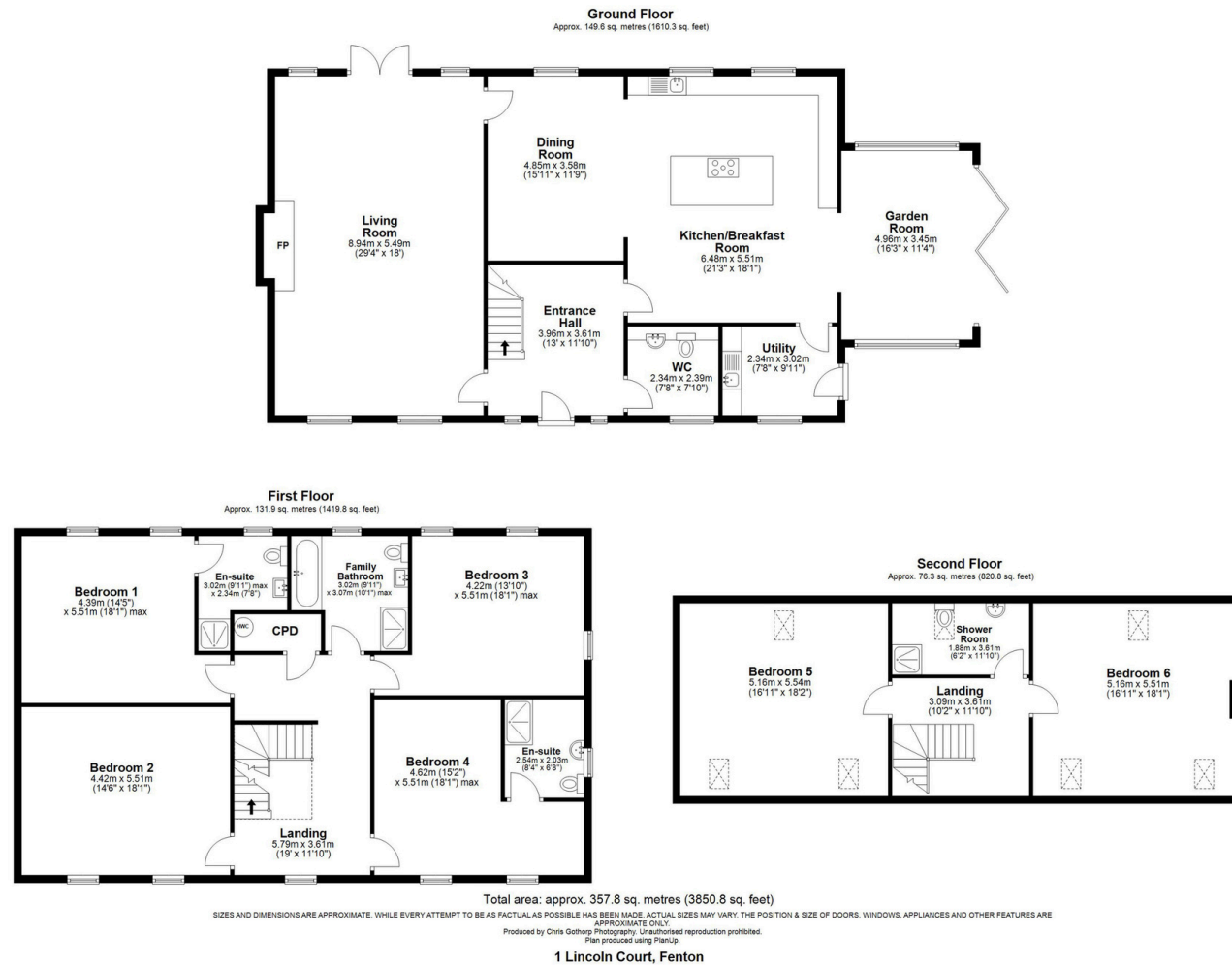
#### BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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.





## 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 other 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 of 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. Particulars Dated