





- Detached Family Home
- 21ft Conservatory
- Versatile Family Room/Bedroom Four
- Cul-De-Sac Position
- Four Generous Bedrooms
- WC, Bathroom & En-Suite
- Enclosed Rear Garden
- Close To Local Amenities

Mallory Close, Lincoln, LN6 0UL
£270,000

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Starkey&Brown are delighted to offer for sale this four-bedroom detached home, situated on Mallory Close in the popular Birchwood area of Lincoln.

Offering versatile living space and a flexible layout, the property benefits from a substantial conservatory measuring over 21ft, together with a converted garage which can be utilised as a fourth bedroom, additional family room or further reception space.

The property is entered via an entrance porch, which also provides access to a ground-floor WC. The main living room is positioned to the front aspect, with the kitchen providing a practical space for everyday cooking and preparation. To the rear is an impressive conservatory measuring over 21ft in length, creating a fantastic additional reception area overlooking the garden and offering plenty of space for dining, relaxing or entertaining. The former garage has been converted to provide further versatile living space, which could be utilised as a fourth bedroom, family room, playroom or home office, depending on a buyer's requirements.

To the first floor are three further bedrooms, all offering double proportions. The master bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms. Externally, the property benefits from driveway parking to the front, providing useful off-road parking.

To the rear is a wraparound garden, offering outdoor space to enjoy and plenty of flexibility for seating, entertaining and family activities.

Further benefits include gas central heating via an Ideal Halo Smart combination boiler, which was installed approximately four years ago and has around eight years remaining on its warranty and some updated triple glazed windows to the rear.

Mallory Close is situated within the well-established Birchwood area of Lincoln, offering convenient access to a range of local amenities. Birchwood Shopping Centre provides everyday shopping facilities, including a convenience supermarket, pharmacy and post office, while further supermarkets, shops and services can be found nearby. The area also benefits from local schools, community facilities, parks and leisure amenities, including Birchwood Leisure Centre. Regular bus services provide links into Lincoln city centre, which offers a wider choice of shopping, restaurants and entertainment. Hykeham railway station is also within convenient reach for commuters and the A46 bypass.

Council tax band: C. Freehold.





Porch
Access to:

Living Room
16' 10" x 12' 6" (5.13m x 3.80m)
Having a uPVC double-glazed window with electric blinds to the front aspect, laminate flooring, an understairs storage cupboard, wall lights, and a staircase to the first floor. Door leading to the family/bedroom four and double doors leading to:

Breakfast Kitchen
16' 10" x 8' 7" (5.13m x 2.62m)
Having a range of wall and base units with countertops, a breakfast bar, space for an American fridge freezer, Rangemaster cooker (to be included in the sale) with overhead extractor fan, space and plumbing for appliances, one and a half stainless steel sink with mixer tap and drainer, tiled splashback, laminate flooring, uPVC double-glazed window to the rear aspect, a radiator and a uPVC composite door leading into:

Conservatory
21' 7" x 11' 6" (6.57m x 3.50m)
Being of uPVC construction and brick base, French doors leading to the rear of the property and a further uPVC door leading to the rear, plumbing for a washing machine, two wall heaters, tiled flooring and electric heating.

Family Room/Bedroom 4
21' 1" x 8' 9" (6.42m x 2.67m)
Having uPVC double-glazed windows to the front aspect with electric blinds, a triple-glazed window to the rear aspect, carpeted, a radiator, and a fuse board.

Downstairs WC
Having a low-level WC, wash hand basin with tiled splashback, a frosted double-glazed window to the front aspect, laminate flooring, and a radiator.

First Floor Landing
Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, an airing cupboard, and loft access. The loft is mostly boarded, with a ladder and light.

Bedroom 1
13' 7" x 12' 7" (4.15m x 3.83m)
Having a uPVC double-glazed window with an electric blind to the front aspect, built-in wardrobes, carpeted, and a radiator. Access to:

En-Suite Shower Room
6' 7" x 5' 8" (2.00m x 1.72m)
Three-piece suite comprising an electric corner shower cubicle, a low-level WC, a wash hand basin with tiled splashback, a frosted double-glazed window to the front aspect, a radiator, an extractor fan, and partially tiled walls.

Bedroom 2
14' 4" x 9' 8" (4.38m x 2.95m)
Currently having a uPVC double-glazed window, however, it will be a triple-glazed window being replaced in December 2026, carpeted, a radiator, and a built-in storage cupboard.

Bedroom 3
10' 3" x 9' 0" (3.13m x 2.74m)
Having uPVC triple-glazed window to the rear aspect, carpeted, a radiator, and built-in storage cupboard.

Bathroom
9' 0" x 6' 7" (2.74m x 2.01m)
Three-piece suite comprising a panelled bath with a shower unit, a wash hand basin with tiled splashbacks, a low-level WC, partially tiled walls, tiled flooring, a radiator, an extractor fan and a triple-glazed frosted window to the rear aspect.

Outside Front
Concrete drive and a stone-laid area.

Outside Rear
New fenced surround, access to both sides, a 10ft timber-built shed, and is laid to lawn.

Agents Note
The front door will be replaced with a composite front door, and the box bay window in bedroom two will be replaced with a triple-glazed window in December.















GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

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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