



Aisne Close, Lincoln

 5  3  2

Freehold

£465,000

 5  3  2

## Key Features

- Executive Detached House
- Five Bedrooms, Ensuite & Bathroom
- "James Oliver" Conservatory
- Dining Kitchen with Bosch Appliances
- Lounge & Dining Room
- Cul De Sac Position with Field View
- Drive, Double Garage & Garden
- EPC rating C





Executive Detached House with Double Garage situated in a conveniently located cul de sac position within the uphill area of Lincoln city. Executive Detached House with Double Garage situated in a conveniently located cul de sac position within the uphill area of Lincoln city. The property enjoys views of the Lincolnshire County Council Cricket Club grounds. The ground floor accommodation comprises Entrance Hall, Lounge, Dining Room, Dining Kitchen with Bosch Appliances, Conservatory and Cloak Room. Upstairs, Bathroom, and Five Bedrooms with Ensuite to Bedroom One. Outside a driveway proving off road parking for several vehicles, double garage and enclosed west facing rear garden. The property benefits from Gas Central Heating controlled by Hive and uPVC Double Glazing with recently upgraded to modern three star safety standard locking system.

#### Entrance Hall

Door to front aspect, radiator and stairs to first floor.

#### Lounge

17'2" x 10'3" (5.2m x 3.1m)

Window to front aspect, French doors into the Conservatory, two radiators, gas fire, coving to ceiling and laminate flooring.

#### Dining Room

9'6" x 11'2" (2.9m x 3.4m)

French doors to rear garden, radiator and coving to ceiling.

#### Dining Kitchen

21'0" x 9'2" (6.4m x 2.8m)

Window to rear aspect, window and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Fitted oven, combination oven/microwave, fridge, dishwasher, 5 gas ring hob with extractor hood over. Filter tap. Radiator and wall mounted gas central heating boiler housed in wall unit. Part tiled walls and tiled flooring. Personal door into the Garage.

#### Conservatory

15'0" x 11'0" (4.6m x 3.4m)

Brick built and uPVC construction with French doors to the rear garden. Tiled flooring.

#### WC

Window to side aspect. Fitted with a low level wc and wash hand basin. Tiled walls and flooring.

#### Landing

Window to front aspect and radiator.

#### Bedroom One

16'2" x 15'5" (4.9m x 4.7m)

Windows to front and side aspects. Fitted bedroom furniture to include wardrobes, dressing table feature and drawers. Radiator and coving to ceiling.

#### Ensuite

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin and shower cubicle with wall mounted shower appliance, chrome heated towel rail and extractor fan.

#### Bedroom Two

13'2" x 11'8" (4m x 3.6m)

Window to rear aspect, radiator, coving to ceiling and loft access. The loft is partially board with a light.

### Bedroom Three

13'2" x 9'5" (4m x 2.9m)

Window to rear aspect, radiator and coving to ceiling.

### Bedroom Four

10'7" x 8'8" (3.2m x 2.6m)

Window to rear aspect, radiator and coving to ceiling.

### Bedroom Five/Study

8'1" x 7'5" (2.5m x 2.3m)

Window to front aspect, radiator and coving to ceiling.

### Bathroom

6'11" x 10'1" (2.1m x 3.1m)

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin with vanity unit, double shower cubicle with rainfall shower. Bath with shower attachment and mixer tap. Chrome heated towel rail and extractor fan.

### Outside

To the front of the property is off road parking for several vehicles. Gated side access leads to the enclosed rear garden which is mainly lawned with patio seating area and border of plants and flowers.

### Double Garage

15'7" x 16'2" (4.7m x 4.9m)

Electric door, power and lighting. Utility corner with wall and base units with work surface and drainer sink unit. Space and plumbing for washing machine.

### Agents Note

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# Floorplan



AINSE CLOSE, LINCOLN, LN1 3XG  
 TOTAL FLOOR AREA : 1787 sq.ft. (166.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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