

Lincoln Court, Fenton, Lincolnshire

Lincoln Court, Fenton LNI 2EP

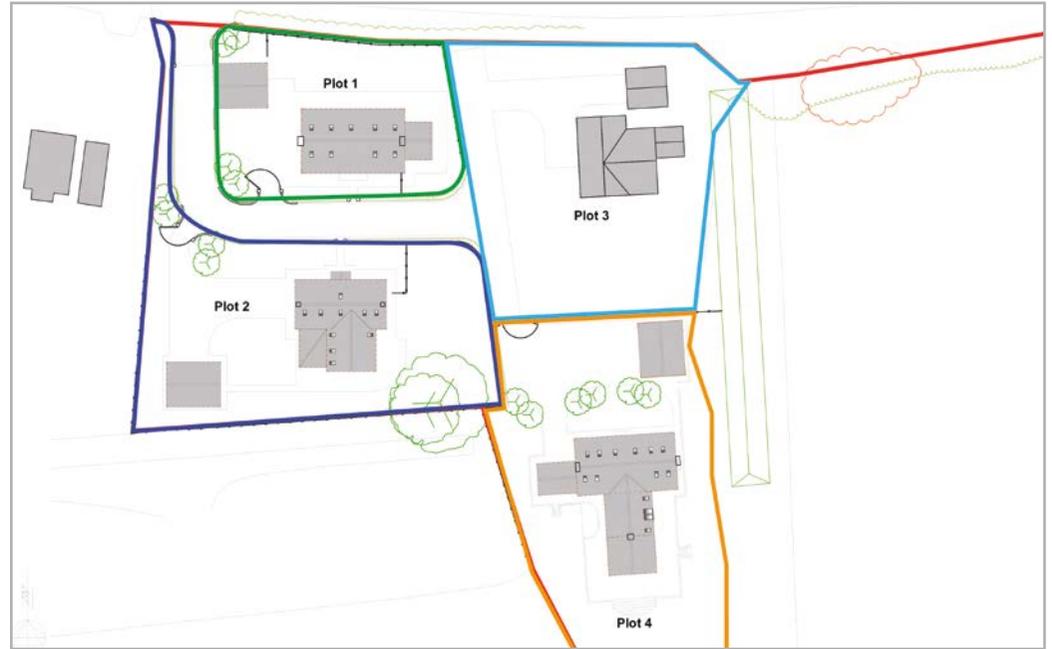
Lincoln 10 - miles Gainsborough 9 - miles Newark - 20 miles (Kings Cross 85 mins)

This newly created executive dwelling, situated on a bespoke gated development of only four individual dwellings, offering extensive and beautifully appointed living space throughout its three storey living space of some 3,509 sq.ft.

Principal accommodation briefly comprises of entrance hall, living room, dining kitchen, garden room, utility and cloakroom to the ground floor; master bedroom with en suite and dressing room, guest bedroom with en suite, two further double bedrooms and family bathroom to the first floor; whilst a natural staircase rises to the second floor where a further two double bedrooms and bathroom are situated.

Outside electric gated access leads to a driveway, detached double garage with electric doors, storage space and WC. Lawned gardens run to the front, rear and sides with paved patio and fenced perimeters.

The property further benefits from underfloor heating to ground floor; integrated media system to principal rooms and an impressive energy efficiency rating.



ACCOMMODATION

Entrance Hall 6.80m x 3.30m

Lounge 6.80m x 4.8m

Dining Area 4.86m x 3.60m

Dining Kitchen 6.80m x 5.70m

Sun Room 3.80m x 5.30m

Utility 3.60m x 2.40m

Cloakroom

First Floor Landing 4.30m x 3.30m

Master Bedroom 6.8m x 3.70m

En-Suite 2.40m x 2.20m

Dressing Room 4.30m x 2.20m

Bedroom Two 4.70m x 4.30m

En-Suite Shower Room 2.40m x 2.40m

Dressing Room 2.40m x 2.40m

Bedroom Three 4.80m (max) m x 3.60m

Bedroom Four 4.80m x 3.10m

Bathroom 3.30m x 2.40m

Second Floor

Bedroom Five 4.70m x 3.80m

Bedroom Six 4.80m x 3.80m

Shower Room

OUTSIDE

The development has electric gated access, and a driveway leads to a detached double garage with two electric doors to the front, store room and WC, loft space providing further storage.

The property has gardens to front, side and rear, patio area, outside tap.

TENURE

Freehold. For sale by private treaty.

LOCAL AUTHORITY

West Lindsey District Council: 01427 676676

AGENT

James Drabble

01522 504304

info@jhwalter.co.uk



Ground Floor

Approx. 149.0 sq. metres (1603.9 sq. feet)



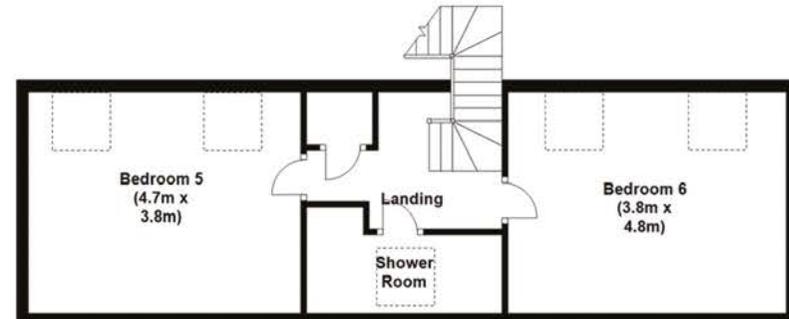
First Floor

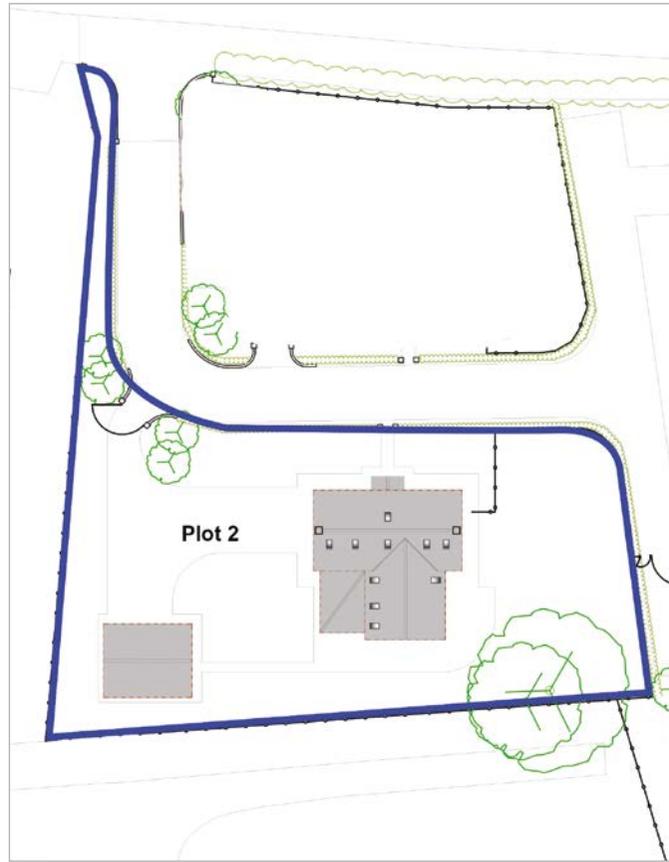
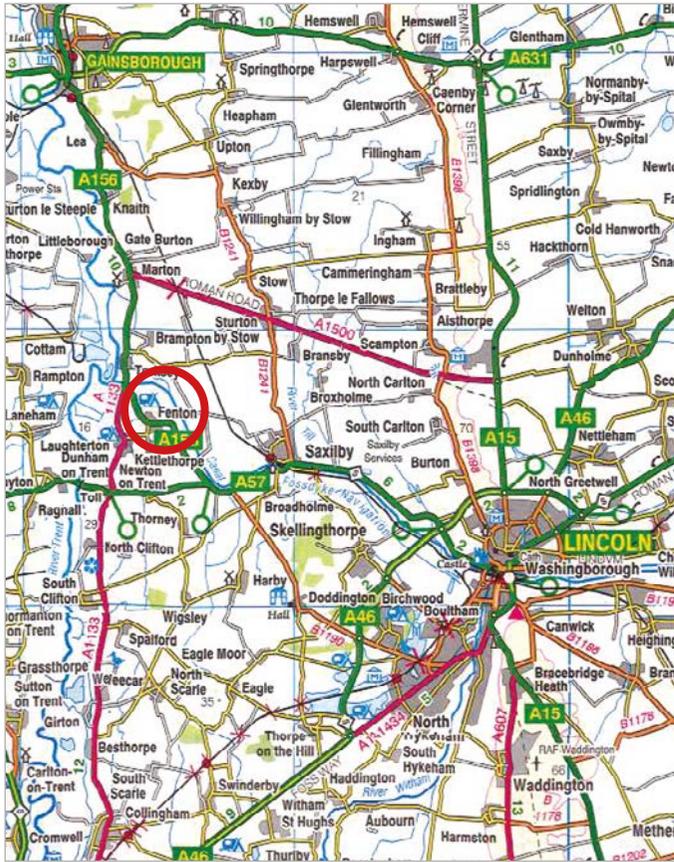
Approx. 127.3 sq. metres (1370.5 sq. feet)



Second Floor

Approx. 49.7 sq. metres (534.5 sq. feet)





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Predicted Energy Assessment

Plot 2, Lincoln Road, Fenton	Dwelling type: House, Detached Date of assessment: 16.May.2016 Produced by: Lincs Air Testing Total floor area: 336.58 m ²	
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This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating	Environmental Impact (CO2) Rating																												
<div style="font-size: x-small; margin-bottom: 5px;">Very energy efficient - lower running costs</div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #28a745; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #20a942; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #28a745; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(1-20) G</td></tr> </table> </div> <div style="width: 5%; text-align: center; font-size: 2em; font-weight: bold;">84</div> <div style="width: 45%;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #28a745; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #20a942; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #28a745; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(1-20) G</td></tr> </table> </div> </div> <div style="font-size: x-small; margin-top: 5px;">Not energy efficient - higher running costs</div>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<div style="font-size: x-small; margin-bottom: 5px;">Very environmentally friendly - lower CO2 emissions</div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #28a745; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #20a942; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #28a745; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(1-20) G</td></tr> </table> </div> <div style="width: 5%; text-align: center; font-size: 2em; font-weight: bold;">88</div> <div style="width: 45%;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #28a745; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #20a942; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #28a745; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #dc3545; color: white; text-align: center;">(1-20) G</td></tr> </table> </div> </div> <div style="font-size: x-small; margin-top: 5px;">Not environmentally friendly - higher CO2 emissions</div>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
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POSTCODE - LN1 2EP

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

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