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## 16 THE PADDOCKS, LINCOLN NEWTON-ON-TRENT, LINCOLN, LN1 2JG

£375,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £375,000-£400,000\*\*\*\*

For sale is this well-presented and spacious four-bedroom detached family home, positioned down a private lane serving just two other properties, within the sought-after village of Newton-on-Trent. Ideally located close to the local primary school, nearby train stations, and offering excellent transport links including easy access to the A1, this property provides both a peaceful setting and superb connectivity. The home welcomes you into a bright entrance hall with useful storage areas. The ground floor offers a generously sized dual-aspect living room, allowing plenty of natural light throughout, a separate dining room ideal for entertaining, and a convenient downstairs WC. There is also a fitted kitchen complete with breakfast bar and integrated appliances, complemented by a separate utility room providing additional storage and workspace. To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefiting from its own dressing room and en-suite facilities. The remaining bedrooms are served by a modern four-piece family bathroom suite. Externally, the property boasts an attractive south-facing rear garden, ample off-road parking, and a single garage.

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# 16 THE PADDOCKS, LINCOLN

- SPACIOUS DETACHED FAMILY HOME • EN SUITE TO THE MASTER BEDROOM • DRESSING ROOM BUT COULD BE USED VERSATILE • SEPERATE DINING ROOM • GENEROUS SIZE LIVING ROOM WITH CAST IRON OPEN FIRE • GARAGE • BLOCK PAVED DRIVEWAY PROVIDING AMPLE PARKING • PROPERTY IS SITUATED DOWN A PRIVATE LANE • SOUTH FACING REAR GARDEN • GUIDE PRICE £375,000-£400,000



## ENTRANCE HALL

A welcoming entrance hall accessed via a front-facing double-glazed door, featuring a central heating radiator, power points, data point, built-in storage cupboards, attractive oak flooring, and a staircase rising to the first-floor accommodation.

## DOWNSTAIRS WC

A partially tiled suite comprising a pedestal wash hand basin, low flush WC, central heating radiator, and extractor fan.

## LIVING ROOM

A generously sized living room benefiting from front and rear-facing double-glazed windows, allowing an abundance of natural light throughout. A rear double-glazed door provides direct access to the garden. The room includes TV and power points, central heating radiators, and centres around a charming cast-iron open fireplace with surround, creating an attractive focal point.

## DINING ROOM

A well-proportioned dining room with a front-facing double-glazed window, central heating radiator, laminate flooring, power points, and data point. There is ample space for a large dining table, making it ideal for entertaining.

## KITCHEN/DINER

A spacious and well-appointed kitchen/diner fitted with a range of wall and base units complemented by granite work surfaces incorporating a sink and drainer. Appliances

include a Rangemaster cooker, dishwasher and integrated fridge and freezer. Additional features include tiled flooring, central heating radiator, rear-facing double-glazed window, and power points. A breakfast island provides additional storage, wine rack, and seating area, with access to the utility room.

## UTILITY ROOM

Fitted with a further range of wall and base units incorporating a stainless steel sink and drainer. There are power points, central heating radiator, tiled flooring, a rear-facing double-glazed window, and a side-facing UPVC door providing access to the garden. Internal access leads to the garage.

## FIRST FLOOR-LANDING

A bright and airy landing with a feature large double-glazed obscure window, power points, and loft access.

## BEDROOM ONE

A generous double bedroom featuring rear-facing Velux windows, central heating radiator, power points, and access to a private dressing room and en-suite.

## DRESSING ROOM

With rear-facing window, central heating radiator, and power points.

## EN SUITE

A fully tiled suite comprising a double shower enclosure, pedestal wash hand basin, low flush WC, laminate flooring, heated towel radiator, extractor fan, and side-facing double-glazed window.

## **BEDROOM TWO**

A double bedroom with rear-facing double-glazed window, central heating radiator, and power points.

## **BEDROOM THREE**

A double bedroom with front-facing double-glazed window, central heating radiator, and power points.

## **BEDROOM FOUR**

A further double bedroom with front-facing double-glazed window, central heating radiator, and power points.

## **BATHROOM**

A fully tiled suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin, low flush WC, central heating radiator, front-facing double-glazed obscure window, and extractor fan.

## **EXTERNAL**

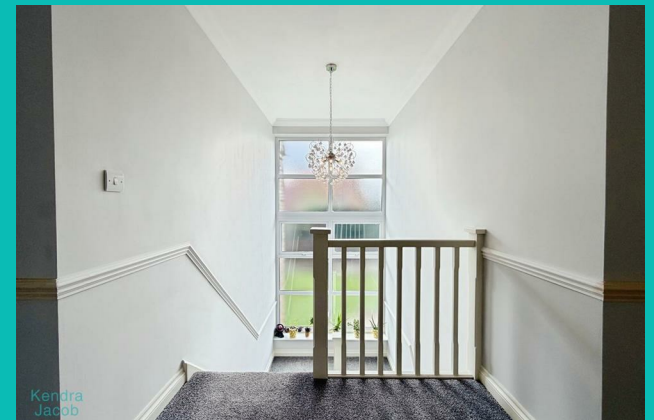
The property is situated down a private lane serving just two other properties, offering a peaceful and exclusive setting. To the front is a block-paved driveway providing off-road parking for multiple vehicles and access to the garage.

To the rear is a beautifully landscaped south-facing garden, mainly laid to lawn with paved patio areas ideal for outdoor entertaining. The garden is enclosed by fencing and benefits from an outside tap.

## **GARAGE**

With an up-and-over garage door and an internal access door from the main property, the space houses the boiler and benefits from both power and lighting.

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## ADDITIONAL INFORMATION

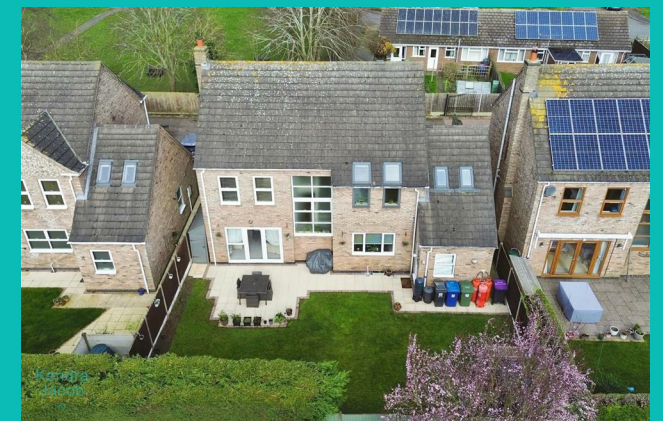
**Local Authority** – West Lindsey

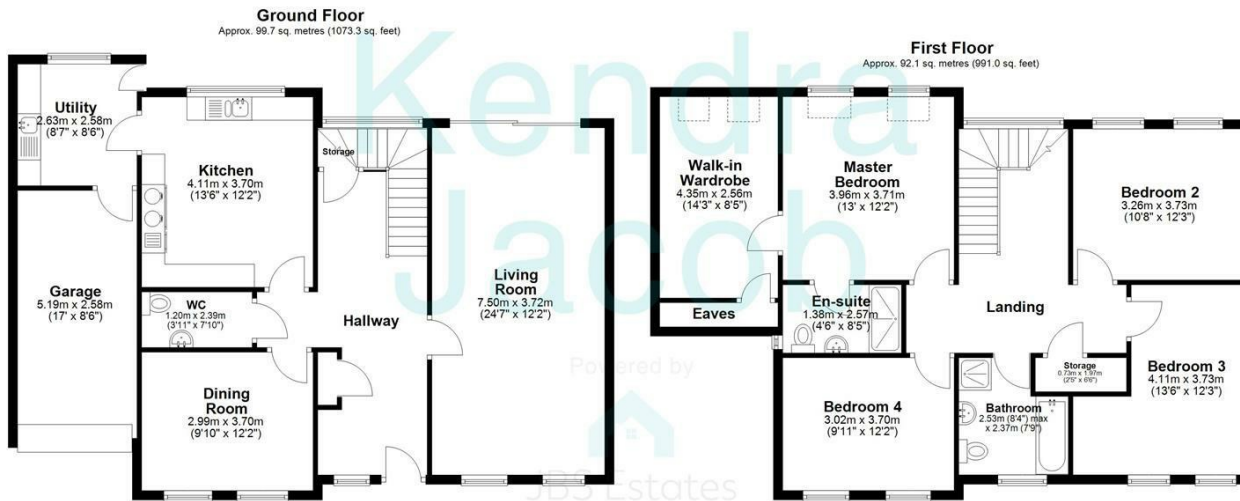
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2046.60 sq ft

**Tenure** – Freehold





Total area: approx. 191.8 sq. metres (2064.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	<b>73</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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