



114 High Street
Lincoln | LN5 7PY

+44 (0)1522 440 445
+44 (0)7745 440 445

enquiries@tnha.co.uk
thenewhomesagent.co.uk



9 Brindley Close, Lincoln, LN6 9GU

£699,000

The New Homes Agent is delighted to offer this opportunity to purchase one of the sought-after five bedroom homes on the newly built 'Brindley Close' by locally renowned Peter Sowerby Homes.

Using his 20+ years of experience building high-quality homes in and around the city of Lincoln, Peter has pulled out all the stops for this exclusive cul-de-sac development, right on the edge of the popular village of Thorpe on the Hill.

At less than one year old, this premium home still comes with 9 years new build warranty and has been kept immaculately by its current owner, still offering all the benefits of a brand new home.

The property benefits from an extensive rear garden with open countryside views, accessed by multiple sets of bifold doors as well as a high boundary brick wall creating an added level of privacy. There is ample, private parking on the gravelled driveway which leads to the double garage.

Internally, the home offers contemporary internal living with traditional features such as oak beams to the lounge, an exposed brick fireplace and an exposed brick feature wall to hallway and landing. The property benefits from a stylish, high-end kitchen with integrated appliances and solid quartz worksurfaces, oak flooring to living rooms, as-well-as a stylish range of tiles used in all kitchen-dining and wet room areas. On the first floor there is an impressive master bedroom with ensuite bathroom and dressing area. Four more bedrooms occupy the first floor with an additional ensuite to bedroom 2 and a 4-piece family bathroom.

Hallway 9'10" x 10'7" (3.00m x 3.24m)

Kitchen Diner 22'4" x 13'2" (6.83m x 4.03m)

Family Room 12'6" x 10'7" (3.83m x 3.24m)

Utility 8'11" x 6'3" (2.72m x 1.92m)

W/C 3'7" x 6'3" (1.11m x 1.92m)

Dining Room 12'6" x 10'7" (3.83m x 3.24m)

Living Room 22'4" x 12'11" (6.83m x 3.94m)

Garage 18'8" x 17'7" (5.69m x 5.37m)

Master Bedroom 18'5" x 17'5" (5.62m x 5.31m)

Dressing Room

Ensuite

Bedroom 2 12'2" x 10'5" (3.73m x 3.20m)

Ensuite

Bedroom 3 12'7" x 11'9" (3.85m x 3.60m)

Bedroom 4 13'0" x 12'7" (3.97m x 3.85m)

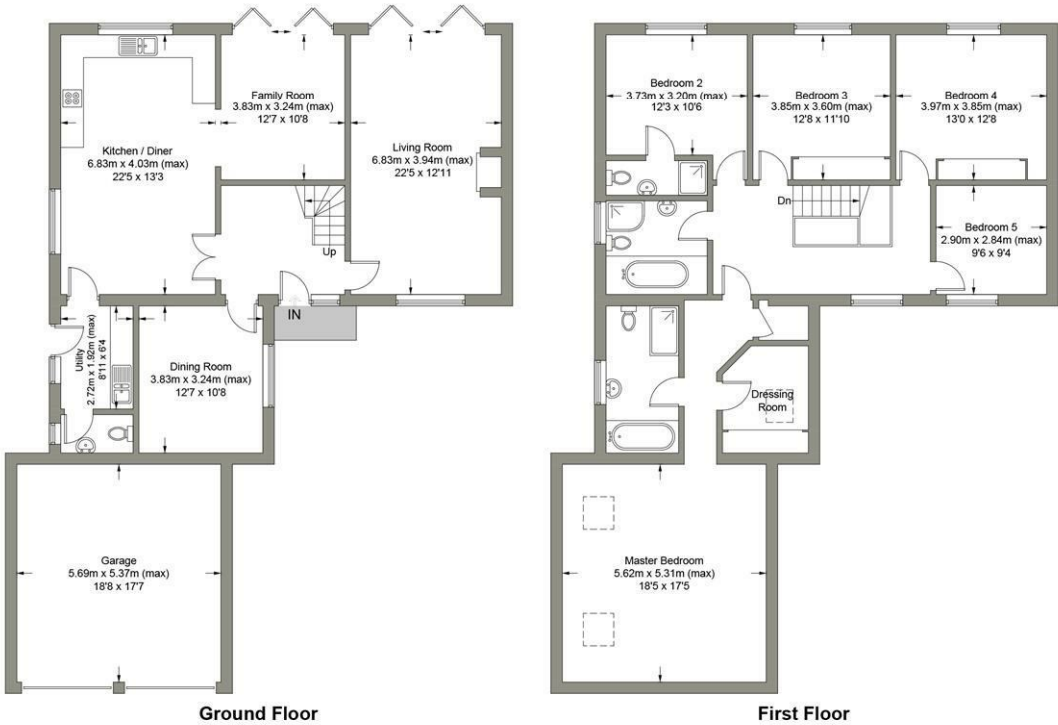
Bedroom 5 9'6" x 9'3" (2.90m x 2.84m)

Family Bathroom

Agents Notes

Council Tax: Band F

9 Brindley Close, Thorpe-On-The-Hill



Approximate Gross Internal Area
Ground Floor = 102.2 sq m / 1100 sq ft
First Floor = 132.9 sq m / 1430 sq ft
Garage = 30.5 sq m / 328 sq ft
Total = 265.6 sq m / 2858 sq ft

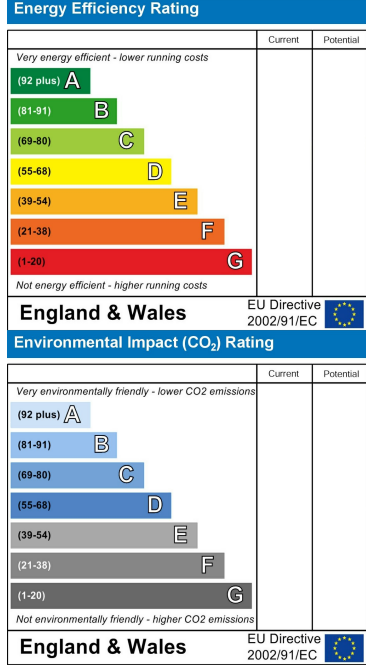
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID803404)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



a moving experience