



# Royal Oak Lane

AUBOURN

A Stunning 3 Bedroom Detached  
Home in the Heart of the  
Historic Village of Aubourn



THE NEW  
HOMES  
AGENT

Plot 1 - Royal Oak Lane,  
Aubourn, Lincolnshire

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## Key Features

- Idyllic Non-Estate Location
- Surrounded by Countryside
- Heritage Green Windows and Doors
- Garage & Parking for 5+ Cars
- Integrated Appliances to Kitchen + 22ft Lounge
- Spacious, South-Facing Rear Garden
- Worcester-Bosch Combi-Boiler
- Brand New Build with 10 Year Warranty

£375,000

- > EPC rating: B
- > Council Tax: TBC
- > 10 Year Ward Cole Warranty
- > Heating: Oil fired, Worcester Combi-Boiler



The Royal Oak Pub in Aubourn is just a 30 second walk away.



## Description

The New Homes Agent is delighted to offer to market this stunning 3 bedroom detached home in the heart of the historic village of Aubourn, just 5 miles south of the city centre of Lincoln. This beautifully designed home is located on Royal Oak Lane and is fronted by a large gravel drive suitable for 5 or more cars in addition to a single garage enclosed within a converted barn building.

Aubourn is a highly sought after village which is easily accessed via the A46 north and southbound, giving this property fantastic transport to Lincoln, Newark and beyond. The village itself is host to a traditional English pub called 'The Royal Oak' which benefits from a private car park and a spacious beer garden.

A slabstone pathway surrounds the property, giving access to the rear garden from the front entrance. The south-facing rear garden is laid to lawn with a brand new 6ft border fence providing privacy from the neighbouring property. The front door opens into a spacious entrance hall, which leads into a sizeable kitchen diner with a larger than average utility, with integrated washing machine, and separate w/c. The kitchen features integrated appliances to include induction hob, extractor, dishwasher, fridge/freezer, oven and microwave. A separate lounge with an open chimney breast, ready to take a log burner or open fire pit, spans the full 22ft depth of the property, offering luxury in sheer size. A set of french doors open out to the rear garden and drop down to a large slabbed patio area. The first floor is host to three double bedrooms, a 4-piece family bathroom and a 3-piece en-suite shower-room adjoining the master bedroom.

All floor coverings are included and can be determined by the buyer up until a certain point of construction. All power sockets and switches throughout the property are chrome for added quality.



## Photo Gallery

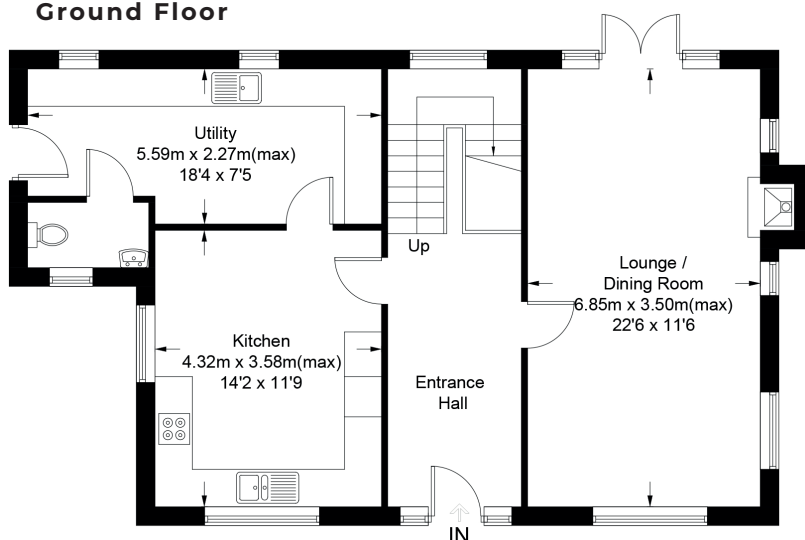


## Floor Plan and Room Sizes

### Ground Floor

- Kitchen/Diner  
4.32m x 3.58m (14'2 x 11'9)
- Utility  
5.59m x 2.27m (18'4 x 7'5)
- W/C  
0.82m x 1.75m (2'8 x 5'9)
- Lounge/Diner  
3.50m x 6.85m (11'6 x 22'6)

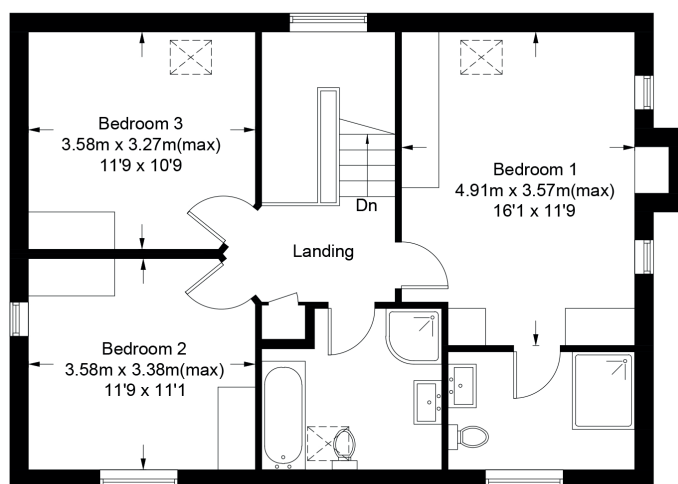
### Ground Floor



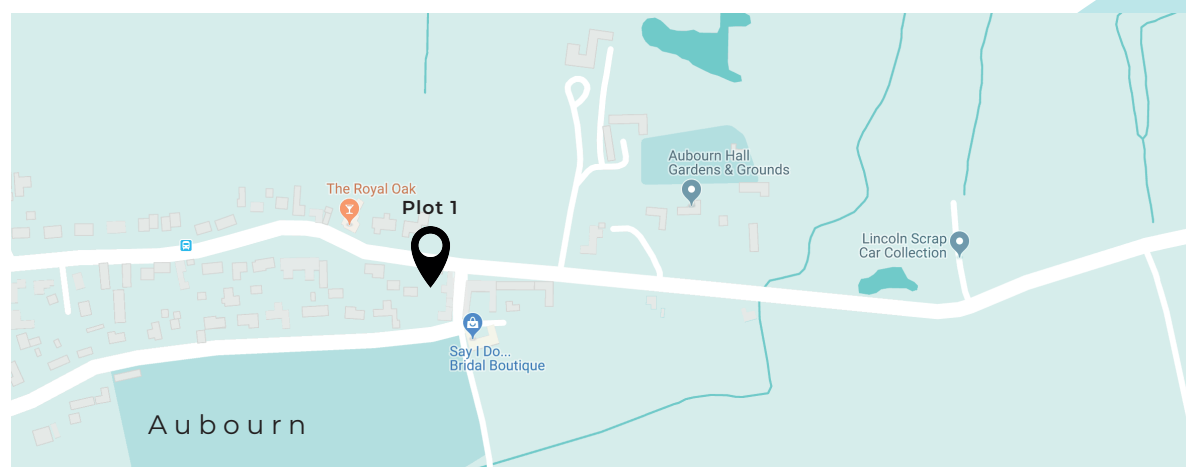
### First Floor

- Master Bedroom  
4.91m x 3.57m (16'1 x 11'9)
- Ensuite
- Bedroom 2  
3.38m x 3.58m (11'1 x 11'9)
- Bedroom 3  
3.27m x 3.58m (10'9 x 11'9)
- Bathroom  
2.74m x 2.41m (9' x 7'11)

### First Floor



## Location



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