



- Detached Family Home
- Four Double Bedrooms
- Close To 2,000 Sq Ft Of Living Space
- Impressive Plot With Double Garage
- Built In 1998 With 1 Owner Since New
- Secluded & Private Position
- FENSA 10 Year Warranty From May 2026
- No Onward Chain

Sycamore Crescent, Lincoln, LN6 0RR
£450,000



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An exceptional opportunity has arisen to acquire this beautifully maintained four-bedroom detached family home situated in the highly sought-after residential pocket of Sycamore Crescent. Proudly occupying a premium plot that stands out with its unique expansive frontage and secure gated side access, this substantial property spans approximately 2,000 square feet of versatile living space.

Originally constructed in 1998, the residence has been lovingly cared for by just one careful owner since new, and the major advantage of being sold with no onward chain. Peace of mind is guaranteed for the incoming buyers, as the property features a modern heating system with a regular service plan and a selection of brand-new double-glazed windows and exterior doors, complete with a comprehensive 10-year FENSA warranty valid from May 2026.

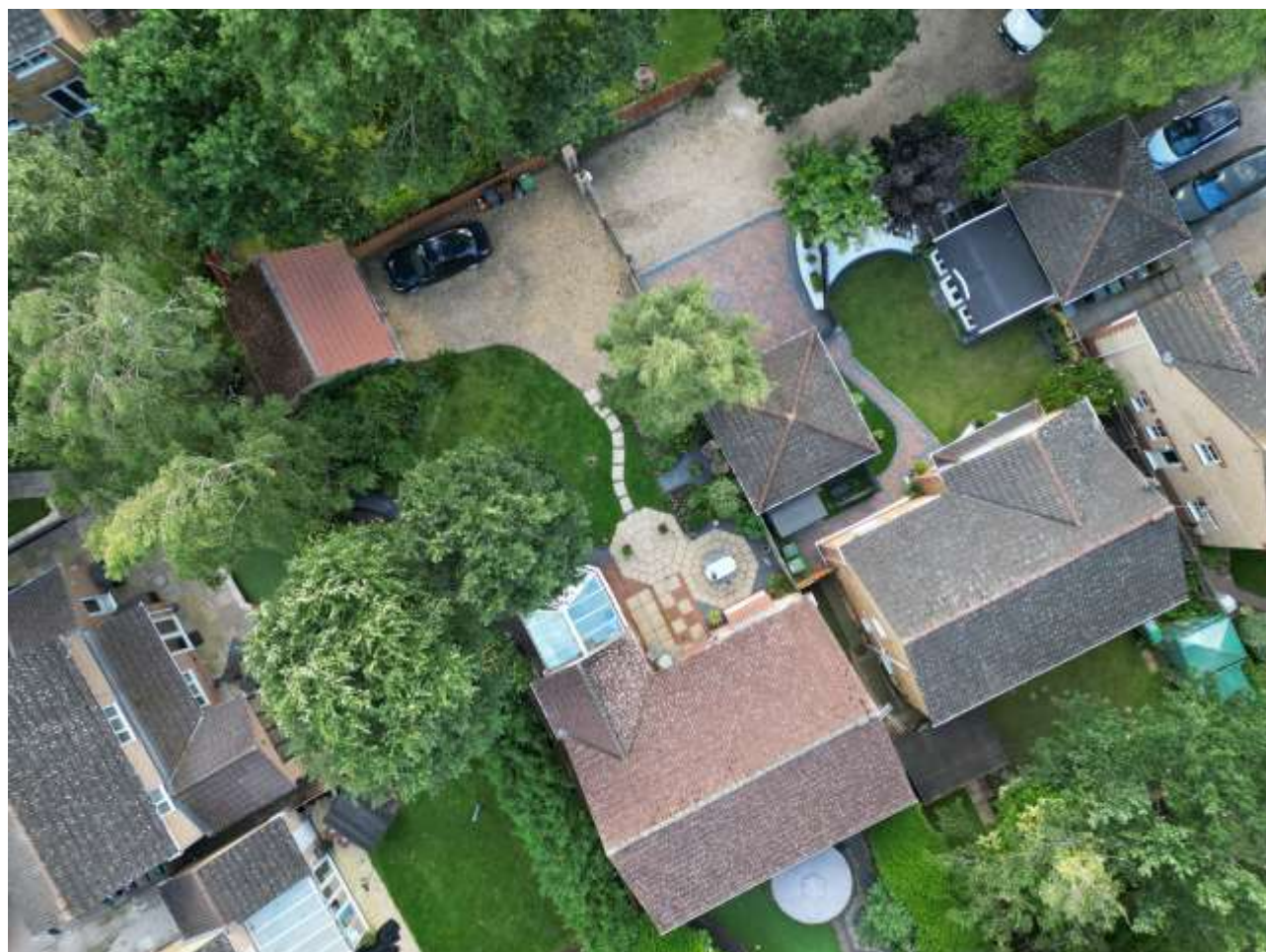
The ground floor layout is perfectly proportioned to accommodate both relaxed family living and large-scale entertaining. A welcoming entrance hall flows seamlessly into a spacious lounge diner measuring an impressive 25'8 x 11'9, providing a dual-aspect living space for the home. For those requiring a dedicated workspace, a separate, quiet front-facing study offers the perfect environment for a home office or library. To the rear, the hub of the home is a spacious breakfast kitchen measuring 23'10 x 10'8, carefully laid out with Italian oak cabinetry, informal family dining, and access to a utility room. Extending the ground floor footprint even further is a generous, light-filled conservatory featuring underfloor heating, allowing this beautiful space to be enjoyed comfortably as a garden room or family room all year round.

Upstairs, the home continues to impress with its highly practical and uniform layout, boasting four genuine double bedrooms. The primary master suite serves as a peaceful adult retreat, complete with its own private ensuite shower room. The remaining three double bedrooms are all generously sized, avoiding the typical small "box room" found in many modern builds, and they share easy access to a well-appointed central family bathroom.

Outside, the scale of the plot becomes evident, with a large driveway providing extensive off-road parking that leads straight to a secure double garage.

Doddington Park is a highly practical, family-centric area that provides all daily essentials and excellent recreational spaces right on your doorstep. Primary-aged and secondary-aged children are well served by highly regarded schools, including Birchwood Junior School, which conveniently offers both breakfast and after-school clubs for working parents. Outdoor recreation is a major highlight for families living here. The stunning 100-acre Hartsholme Country Park is located just moments away, offering beautiful woodland walks, a large lake, a visitor cafe, and excellent play areas. Everyday logistics are made entirely stress-free with a central local shopping precinct, a medical practice, and pharmacies close by, while regular bus routes provide quick, direct links straight into Lincoln city centre.

Council tax band: E. Freehold.



Entrance Hall

Front door entry to the front aspect, tiled flooring, stairs rising to the first floor, single radiator, and access to the ground-floor living accommodation.

Breakfast Kitchen

23' 10" x 10' 8" (7.26m x 3.25m)

Fitted with a range of bespoke Italian oak cabinetry at eye and base level with granite counter worktops. Integrated appliances include a Falcon cooker with a 5-ring hob, an integrated dishwasher, and an American-style fridge freezer with a filtered water & ice dispenser. Includes a sink and drainer unit, two UPVC double-glazed windows to the rear aspect, a UPVC double-glazed window to the side aspect, and a single radiator. Patio doors open onto the rear garden, and there is direct access to the utility room.

Utility Room

7' 10" x 6' 8" (2.39m x 2.03m)

Includes a matching range of bespoke Italian oak cabinetry at eye and base level, with space and plumbing for laundry appliances. Features a wall-mounted boiler (fitted in 2021 with a 10-year warranty and regular servicing history) and an external door leading onto the external plot.

Lounge Diner

25' 8" x 11' 9" (7.82m x 3.58m)

Having a uPVC double-glazed bay window to the front aspect, coving to the ceiling, a feature gas fireplace, and two radiators. Sliding doors to the rear aspect provide access onto the rear garden.

Study

10' 9" x 8' 11" (3.27m x 2.72m)

Tiled flooring, single radiator, and sliding doors leading into the conservatory.

Conservatory

10' 4" x 12' 6" (3.15m x 3.81m)

uPVC build with double glazing to windows, doors, and roof, brick base, tiled underfloor heating, and French doors open to front patio and garden.

Downstairs WC

3' 8" x 6' 10" (1.12m x 2.08m)

Equipped with a low-level WC, hand wash basin, and a UPVC double-glazed obscured window to the side aspect.

First Floor Landing

12' 3" x 16' 5" (3.73m x 5.00m)

Wooden staircase, airing cupboard housing the hot water cylinder, and access to the loft space (which is insulated, boarded in the central areas, and accessed via a pull-down ladder).

Bedroom 1

15' 5" x 10' 11" (4.70m x 3.32m)

Having a uPVC double-glazed window to the rear aspect, a single radiator, and private access to the en suite.

En-Suite

7' 1" x 8' 9" (2.16m x 2.66m)

Large corner shower cubicle, low-level WC, and a vanity hand wash basin. Finished with tiled flooring, tiled surround, a chrome heated towel rail, and a uPVC double-glazed obscured window to the rear aspect.

Bedroom 2

15' 7" x 10' 11" (4.75m x 3.32m)

Having a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 3

14' 7" x 9' 9" (4.44m x 2.97m)

Having a uPVC double-glazed window to the rear aspect and a single radiator.

Bedroom 4

11' 9" x 9' 9" (3.58m x 2.97m)

Having a uPVC double-glazed window to the front aspect and a single radiator.

Family Bathroom

8' 7" x 6' 1" (2.61m x 1.85m)

Suite comprising a bathtub with an electric shower over, a low-level WC, and a pedestal hand wash basin. Finished with a tiled surround and a chrome heated towel rail.

Rear Garden

An enclosed rear garden with mature hedge perimeters, offering a low-maintenance arrangement. It features a patio seating area, artificial turf, and a slate shingle pathway with borders leading to a fish pond at the rear. The garden also benefits from an external water source and side access leading to the front of the property.

Front & Parking

The front of the property features enclosed, fenced, walled, and gated perimeters. The area is mostly laid to lawn with a patio arrangement and beautifully landscaped floral borders and flower beds. A gravel driveway provides off-road parking for multiple vehicles and is accessed via a shared access road (the maintenance responsibility of this property and the immediate neighbor only).





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TOTAL FLOOR AREA - 2138 sq.ft. (198.6 sq.m.) approx.

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