



BY DESIGN

7 *Brewers Yard*

Potterhanworth, Lincoln, Lincolnshire LN4 2FX

# Impressive detached family home reveals a quality interior that is thoughtfully designed

Located within this exclusive development, in the picturesque village of Potterhanworth, this impressive detached family home reveals an interior that is thoughtfully designed and infused with luxurious details, all bathed in natural light. Externally, the property boasts a private lawn garden, a paved sun terrace, parking for several vehicles and a detached double garage.





















# Accommodation

The ground floor accommodation is accessed via an impressive reception hallway, featuring full-height glazed windows and doors, with a spacious cloakroom/wc off. The quality family kitchen is a notable feature and ideal for anyone who loves cooking, equipped with a range of Neff appliances such as a steam oven, combination microwave, electric oven, and heating drawer. The kitchen is complemented by a central island with Corian worksurfaces. Adjacent to the kitchen is the family/dining area, a wonderfully bright space, ideal for entertaining and socialising, with bi-folding doors that seamlessly connect to the patio area, bringing the outdoors inside. A sitting room, located off the reception hallway, enjoys double aspect views, and French doors provide access to the private patio area. The ground floor accommodation is complemented by a quality utility room featuring Corian surfaces.

The first-floor accommodation includes a luxurious principal suite with French doors accessing the Juliet balcony, a walk-in wardrobe, and a shower room. The second bedroom enjoys French doors accessing the Juliet balcony, a walk-in wardrobe, and a shower room. Bedroom three has access to the well-appointed four-piece Jack and Jill bathroom, which is also accessible from the landing, while bedroom four enjoys a feature fully glazed walk-in bay window and fitted wardrobes.

Externally, the property occupies a wonderful position within this exclusive development, with lawned gardens at the front aspect and private lawned gardens at the rear aspect, featuring walled and timber perimeter boundaries, a patio area offering garden views, and raised growing beds. Additionally, there is a detached double garage with a complementary pedestrian door and parking for several vehicles.





























# Location & Services

Potterhanworth is a picturesque village set within a conservation area, boasting amenities such as a village hall and The Chequers pub. The Potterhanworth Church of England Primary School is conveniently located in the centre of the village and is rated Good by Ofsted. Hanworth Country Park is a short walk away and is an ideal location for dog walkers, featuring a restaurant and fishing lakes. Outside the village is Pottergate Golf Club.

The village of Branston, just over two miles away, has the popular state school Branston Community Academy which is rated Outstanding by Ofsted. For independent education, in the centre of Lincoln there is the highly regarded Lincoln Minster School, a short drive into the centre of the city, and Woodhall Spa, 13 miles away, has an excellent co-educational prep school, St. Hugh's. Sleaford, located 16 miles south, has two sought after grammar schools, Carre's Grammar School, and Kesteven & Sleaford High School (for Girls).

Branston itself boasts a range of amenities, including a medical centre, Co-op supermarket, post office, takeaways, and the Waggon & Horses pub, which serves delectable meals. The village hall hosts various events, while a recreation ground, tennis club, and fitness centre with a swimming pool provide ample opportunities for leisure activities. The historic Church of All Saints, dating back to the 11th century, stands as a place of worship, welcoming visitors with its timeless beauty.

Lincoln, located 7 miles north, is a historic yet vibrant city with its magnificent cathedral and castle high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city.

For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours). The A15 northwards provides easy access to the M180 motorway and Humberside Airport, while it is just over a half-hour drive to the A1 South at Newark, where there is direct access from Newark Northgate train station to London Kings Cross in around 75 minutes. It is also around 30 minutes eastwards into the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

Services: Mains electricity, water, and drainage; oil fired central heating (underfloor downstairs)

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: F | Epc Rating: C | Sat Nav: LN4 2FX

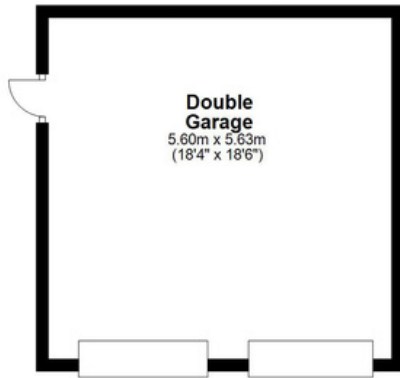






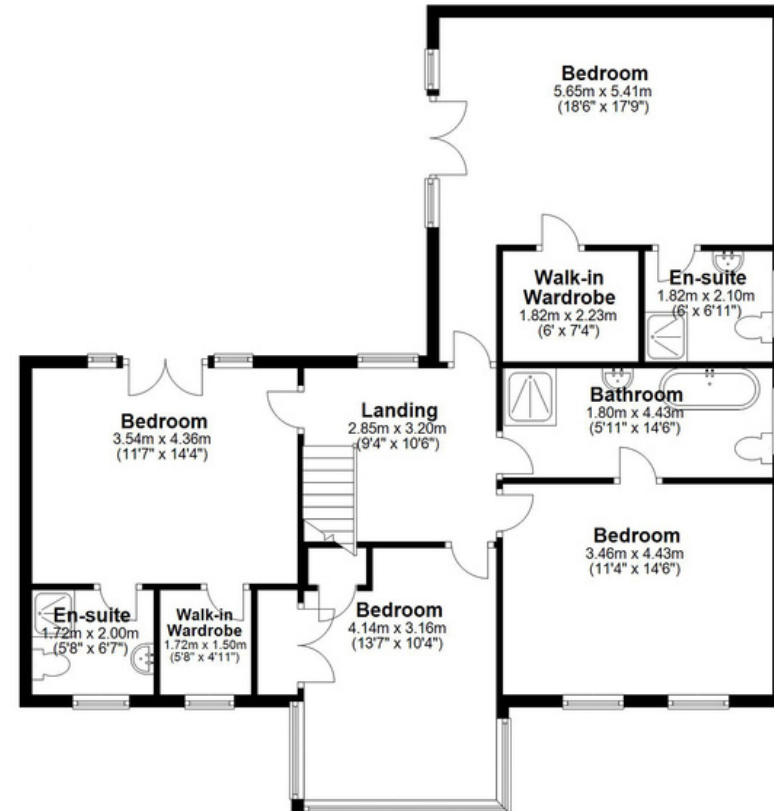
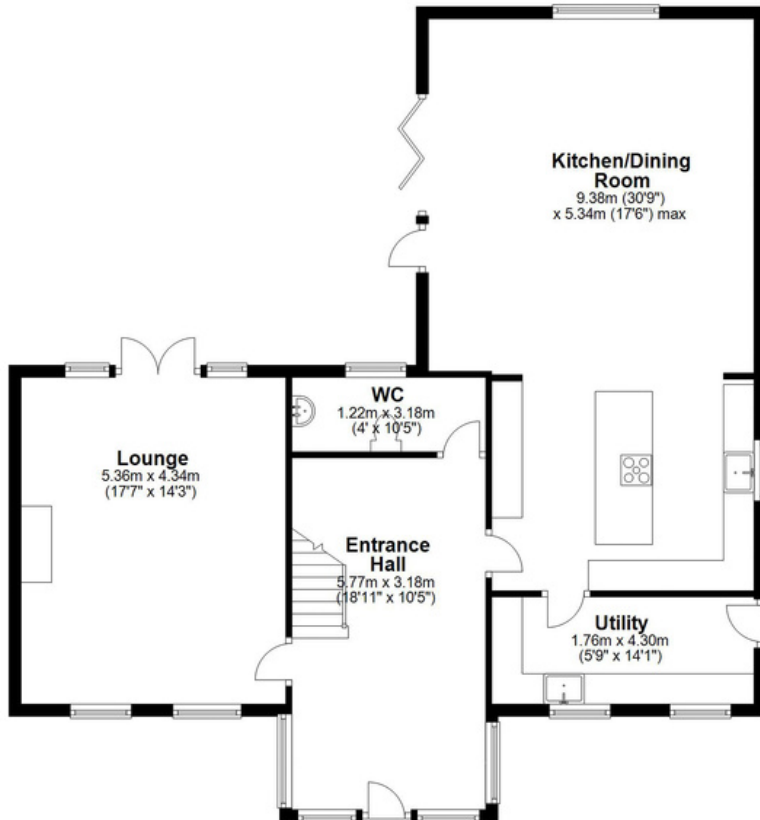






# 7 Brewers Yard Potterhanworth

GROUND FLOOR = 101.3 SQ M/ 1090.7 SQ FT  
 FIRST FLOOR= 101.3 SQ M/ 1090.7 SQ FT  
 GARAGE = 31.5 SQ M/ 339.4 SQ FT  
 TOTAL = 234.1 SQ M/ 2520.8 SQ FT







BY DESIGN

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National audience

*local knowledge*