





## Greenacres, Brampton, Lincolnshire

Lincoln - 10 miles Newark - 18 miles (Fast rail link to Kings Cross 1 hour 20 minutes)

Situated adjacent to Lincoln Golf Club and enjoying stunning views over the course, Greenacres is an impressive and superbly appointed detached family home, set in the heart of the attractive and peaceful hamlet of Brampton. This unique and wonderful property has undergone a full refurbishment programme by the current vendors providing a wealth of bespoke fixtures and fittings to create a light and spacious living space.

Accommodation briefly comprises entrance hall, kitchen/dining room, reception, utility, garden room, three bedrooms one with en-suite and family bathroom to the ground floor with two further bedrooms, one with en-suite to the first floor.

Outside, the property is approached to the front via a private road with sweeping gravelled driveway with mature hedging and ample parking which leads to an integral double garage with electronically operated shutter doors. To the front and both side elevations are delightful gardens, principally laid to lawn overlooking the golf course, with paved terrace area, ideal for alfresco dining with mature trees, herbaceous borders and planted beds.



### ACCOMMODATION

#### Entrance Hall 4.06m x 3.83m (17'4 x 12'7)

Entrance via uPVC glazed door to side elevation, double glazed window to side and rear elevations. With radiator and stairs rising to first floor landing.

#### Kitchen/Diner 5.69m x 4.60m (18'4 x 15'1)

Double glazed windows to front and rear elevations. Bespoke kitchen with range of wall and base units with quartz worktops, part tiled with NEFF four ring ceramic hob with extractor over and integrated oven and grill. Integral dishwasher, breakfast island with base units, stainless steel sink and drainer with mixer tap, space for American style fridge, tiled flooring and radiator.

#### Dining Room 4.61m x 2.71m (15'1 x 8'1)

Double glazed window to front elevation. Wood flooring. Radiator.

#### Utility 2.99m x 2.81m (9'1 x 9'3)

uPVC glazed door and double glazed window to rear elevation. Part tiled with range of wall and base units with roll top work surfaces, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer and radiator. Leading to integral garage.

#### Study/Bedroom One 2.31m x 3.62m (7'7 x 3'62)

Double glazed window to front elevation. Radiator.

#### Reception 4.76m x 5.40m (15'7 x 17'9)

uPVC French doors leading to paved terrace area, double glazed window to front and side elevations. Feature fireplace housing multi fuel burner set to hearth with tiled base, bespoke window seats, wood flooring and radiator.

#### Bedroom Two 4.11m x 2.74m (13'6 x 9'0)

Double glazed window to rear elevation. Radiator.

#### Family Bathroom

Obscure glazed window to rear elevation. Fully tiled with three piece white suite comprising bath with shower over, low level WC, wash hand basin, tiled floor and radiator.

#### Bedroom Three 4.95m x 3.63m (16'3 x 3'63)

Double glazed window to front elevation. Radiator.

#### En-Suite Bathroom 3.57m x 2.70m (11'9 x 8'1)

Obscure glazed window to side and rear elevations. Fully tiled three piece white suite comprising bath with shower attachment, low level WC, wash hand basin in vanity unit with corner shower, tiled flooring and heated towel rail.

#### Conservatory 3.75m x 3.5m (12'4 x 11'6)

uPVC French door leading to outside terrace area. Wood flooring.

#### First Floor Landing

Galleried landing with wooden balustrades.

#### Bedroom Four 5.40m x 2.71m (17'9 x 8'11)

Double glazed window to front elevation. Radiator.

#### Walk-In Wardrobe/Study 2.77m x 2.31m (9'1 x 7'7)

#### Bedroom Five 4.80m x 4.30m (15'9 x 4'3)

Double glazed window to front elevation with Velux roof window.

#### Walk-In-Wardrobe 3.48m x 2.14m (11'5 x 7'0)

#### En-Suite Shower Room

Fully tiled with shower cubicle, low level WC, wash hand basin in vanity unit, tiled floor and heated towel rail.

### SITUATION

The hamlet of Brampton lies approx 7 miles from Gainsborough and approx 10 miles from Lincoln. Both offer a selection of shops, restaurants and schools, the Queen Elizabeth Grammar School in Gainsborough and the Priory LSST in Lincoln. The nearby village of Torksey has a post office/shop, doctors surgery, a couple of public houses and restaurant. Further attractions near Brampton are: Doddington Hall and gardens, Lincoln Cathedral and Castle. The superb, 18 hole Lincoln Golf Club is within walking distance with a friendly club house. Communication links are excellent with good access to the A1 at Newark (18 miles) with a direct train to Kings Cross (80 minutes) and is also within commuting distance of the M180 motorway network to the north.



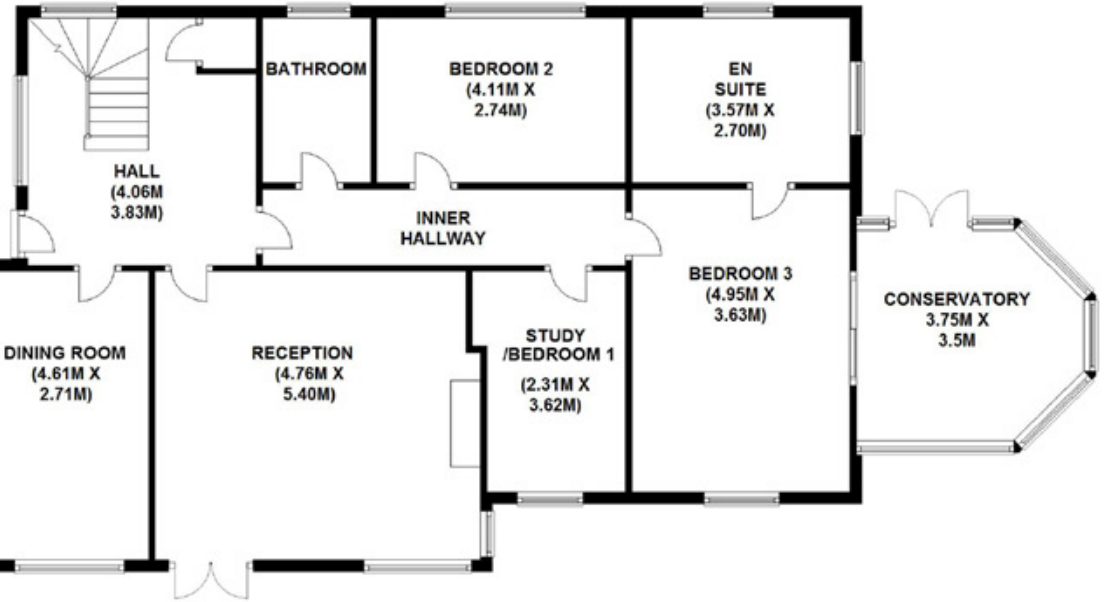
### FIRST FLOOR

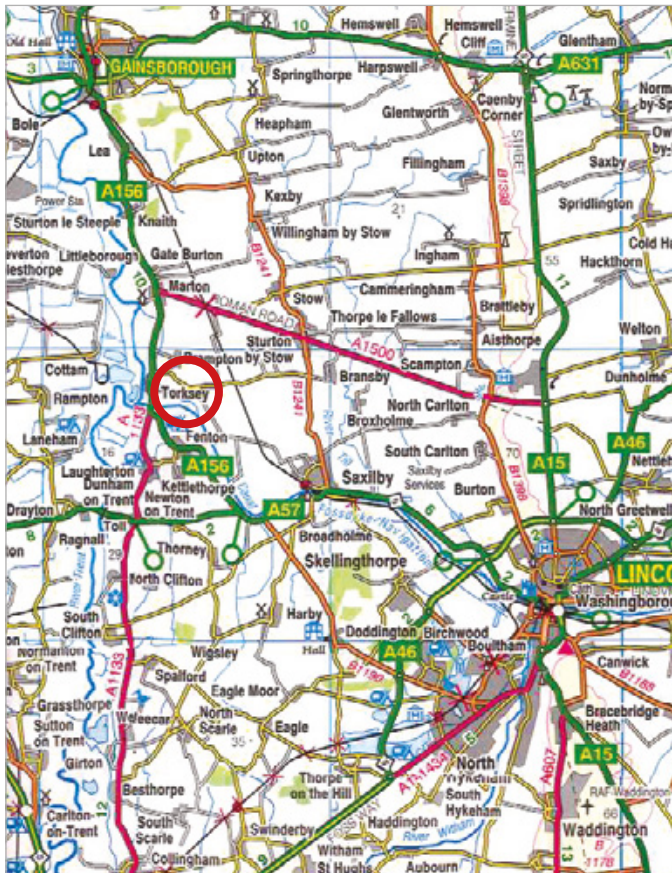
APPROX. 78.6 SQ. METRES (845.7 SQ. FEET)



### GROUND FLOOR

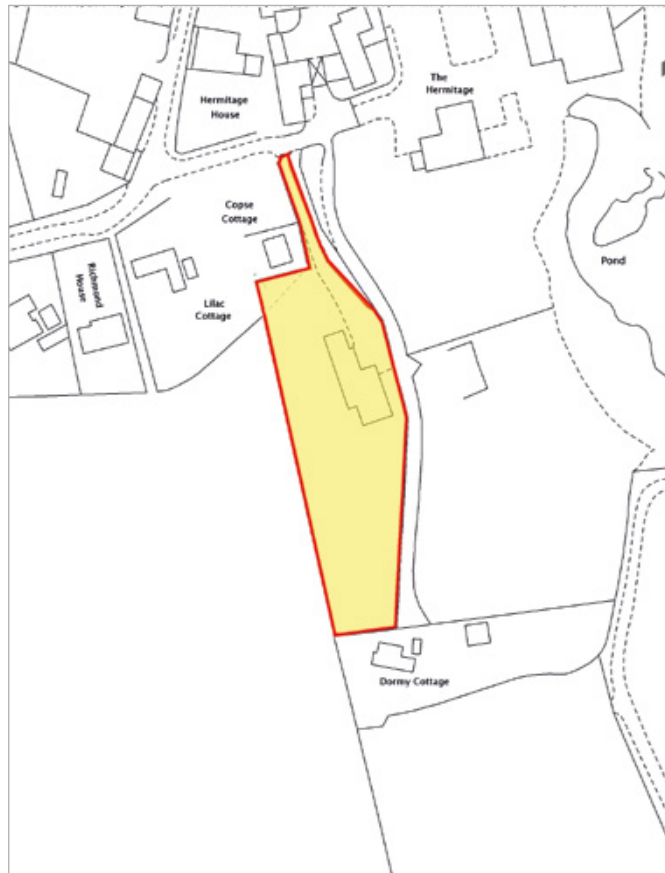
APPROX. 209.7 SQ. METRES (2257.0 SQ. FEET)





### DIRECTIONS - LNI 2EG

From Lincoln take the A57 in a westerly direction passing through the village of Saxilby. At the traffic lights with the A156 (Gainsborough Road) bear right onto the A156. Once in the village of Torksey turn right onto Station Road. Follow Station Road through to the golf course (Lincoln Golf Club) into Brampton, continue into the village until reaching a red telephone box and then take the first right down a private road. Greenacres is located on the second right down a gravelled driveway.



### FIXTURES & FITTINGS

All fitted carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

### TENURE

Freehold. For sale by private treaty.

## Energy Performance Certificate

**Greenacres, Brampton, LINCOLN, LN1 2EG**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8909-5269-9829-3096-3653
<b>Date of assessment:</b> 16 June 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 16 June 2015	<b>Total floor area:</b> 214 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 8,346</b>
<b>Over 3 years you could save</b>	<b>£ 1,377</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 282 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 1,377 over 3 years                 </div>
Heating	£ 7,173 over 3 years	£ 6,067 over 3 years	
Hot Water	£ 756 over 3 years	£ 600 over 3 years	
<b>Totals</b>	<b>£ 8,346</b>	<b>£ 6,969</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential	
Very energy efficient - lower running costs			The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(92-104) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 441	✔
2 Low energy lighting for all fixed outlets	£75	£ 105	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 408	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### LOCAL AUTHORITY

West Lindsey District Council: 01427 676676

### VIEWING PROCEDURE

Strictly by confirmed appointment with JHWalter LLP.

### AGENT

Hannah McConnell-Wood 01522 504304



### IMPORTANT NOTICE

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