



**Robins Gate, Main Street, Burton,
Lincoln, LN1 2RD**

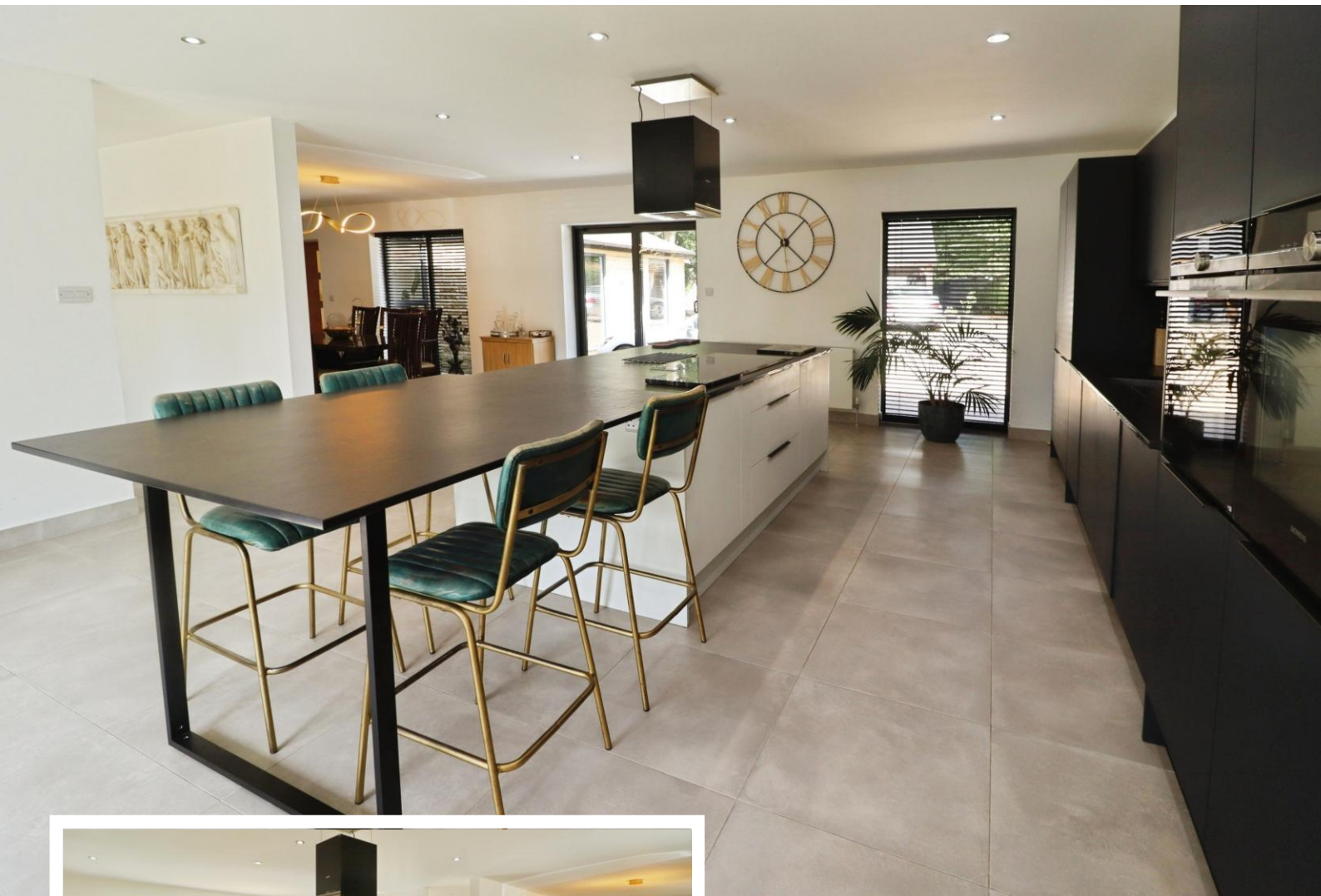


Book a Viewing!

£835,000

A truly exceptional opportunity to acquire an impressive four bedroom detached bungalow, enviably positioned upon a substantial non estate plot in the heart of the highly sought after village of Burton. Beautifully appointed and offering an enviable combination of luxurious accommodation, outstanding versatility and magnificent grounds, this remarkable residence represents a rare opportunity to acquire a home of considerable quality and distinction. From the moment of arrival, the property makes a striking impression, with a welcoming entrance hall leading into an exceptional high specification open plan kitchen and dining space, thoughtfully designed to form the contemporary heart of the home. Further accommodation includes a useful utility room, stylish cloakroom/WC, rear hall and a substantial lounge, complete with log burner creating a warm and inviting focal point. An inner hallway provides access to four impressive double bedrooms, including a luxurious principal bedroom with contemporary en-suite shower room, complemented by an elegant four piece family bathroom. The accommodation offers an exceptional degree of space and flexibility, perfectly suited to modern family living and entertaining. Outside, the property is equally impressive, occupying a generous non estate plot extending to approximately 0.85 acres (STS). The beautiful grounds feature sweeping lawns, mature planting and tranquil seating areas, creating a wonderfully private and peaceful setting. A substantial driveway provides extensive off street parking and leads to a detached double garage and additional carport, combining practicality with excellent storage and versatility. Offering a rare blend of space, sophistication, privacy and village living, this outstanding bungalow is a home that truly demands to be appreciated in person. An early viewing is highly recommended to fully experience the exceptional quality, proportions and extensive grounds this magnificent property has to offer.





LOCATION

Burton is a highly regarded and picturesque village situated approximately four miles north-west of Lincoln, offering an appealing combination of traditional village charm and convenient access to the city. The village enjoys a strong community atmosphere. Surrounded by attractive open countryside, Burton provides an idyllic setting for those seeking a more peaceful lifestyle while remaining within easy reach of Lincoln's extensive range of shopping, leisure and cultural facilities. The village is also well placed for access to the A15 and A46, making it an excellent choice for commuters and families alike.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance with tiled flooring, spotlights and airing cupboard.

KITCHEN DINER

36' 0 (max)" x 25' 1 (max)" (10.97m x 7.65m) An impressive open plan living, kitchen and dining space, beautifully designed to create a superb contemporary heart of the home. The stylish kitchen is fitted with an extensive range of high quality wall and base units, complemented by work surfaces incorporating a stainless steel undermount sink with mixer tap over. A comprehensive range of integrated



appliances includes an induction hob with extractor hood over, twin eye-level electric double ovens, tall fridge, tall freezer, dishwasher and wine cooler. A central island with breakfast bar provides an excellent focal point, offering additional preparation space and informal seating. The room enjoys an abundance of natural light and excellent connection to the gardens, with two sets of double glazed sliding patio doors providing direct access to the front and rear, together with two double glazed windows to the rear aspect. Tiled flooring and spotlights complete this exceptional contemporary living space.

UTILITY ROOM

9' 10" x 7' 10" (3.00m x 2.41m) Fitted with a stylish range of base and wall units with work surfaces over, space for washing machine and tumble dryer, cupboard housing the oil fired central heating boiler, tiled flooring and double glazed windows to the side aspect.



REAR HALL

15' 4" x 11' 0" (4.69m x 3.37m) With two doors to the gardens, two double glazed windows to the side aspects, tiled flooring and spotlights.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, chrome towel radiator, spotlights, tiled flooring and splashbacks.

LOUNGE

19' 8" x 18' 4" (6.00m x 5.60m) With double glazed sliding patio doors to the garden, two double glazed picture windows to the side aspect, log burner and two radiators.



INNER HALLWAY

With wood effect flooring, radiator and spotlights.

BEDROOM 1

18' 0" x 11' 10" (5.51m x 3.61m) With double glazed sliding patio doors to the front aspect and radiator.

EN-SUITE SHOWER ROOM

11' 10" x 5' 4" (3.61m x 1.65m) Fitted with a stylish three piece suite comprising of walk in shower cubicle with smart rainfall shower, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring, towel radiator, spotlights and two double glazed windows to the rear aspect.

BEDROOM 2

14' 8" x 9' 10" (4.49m x 3.00m) With double glazed sliding patio doors to the front aspect and radiator.

BEDROOM 3

11' 10" x 11' 2" (3.61m x 3.41m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 10" x 9' 5" (3.00m x 2.89m) With double glazed sliding patio doors to the front aspect and radiator.





BATHROOM

11' 2" x 7' 7" (3.41m x 2.33 m) Fitted with a four piece suite comprising of walk-in shower cubicle with smart rainfall shower, freestanding bath tub, wash hand basin on a vanity stand and close coupled WC, tiled walls and flooring, towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

The bungalow occupies a generous non estate plot extending to approximately 0.85 acres (STS), providing an abundance of space for outdoor enjoyment, relaxation and entertaining. The beautifully maintained gardens are predominantly laid to sweeping lawns, complemented by a variety of thoughtfully positioned seating areas, creating numerous spaces in which to enjoy the surroundings throughout the day. Mature trees and established planting provide an excellent degree of privacy and seclusion, while a decorative raised pond forms a peaceful focal point, complemented by a charming summer house and useful garden shed. The property also benefits from a generous driveway providing ample parking for several vehicles, together with a detached double garage and additional carport, offering secure parking, excellent storage and further versatility.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

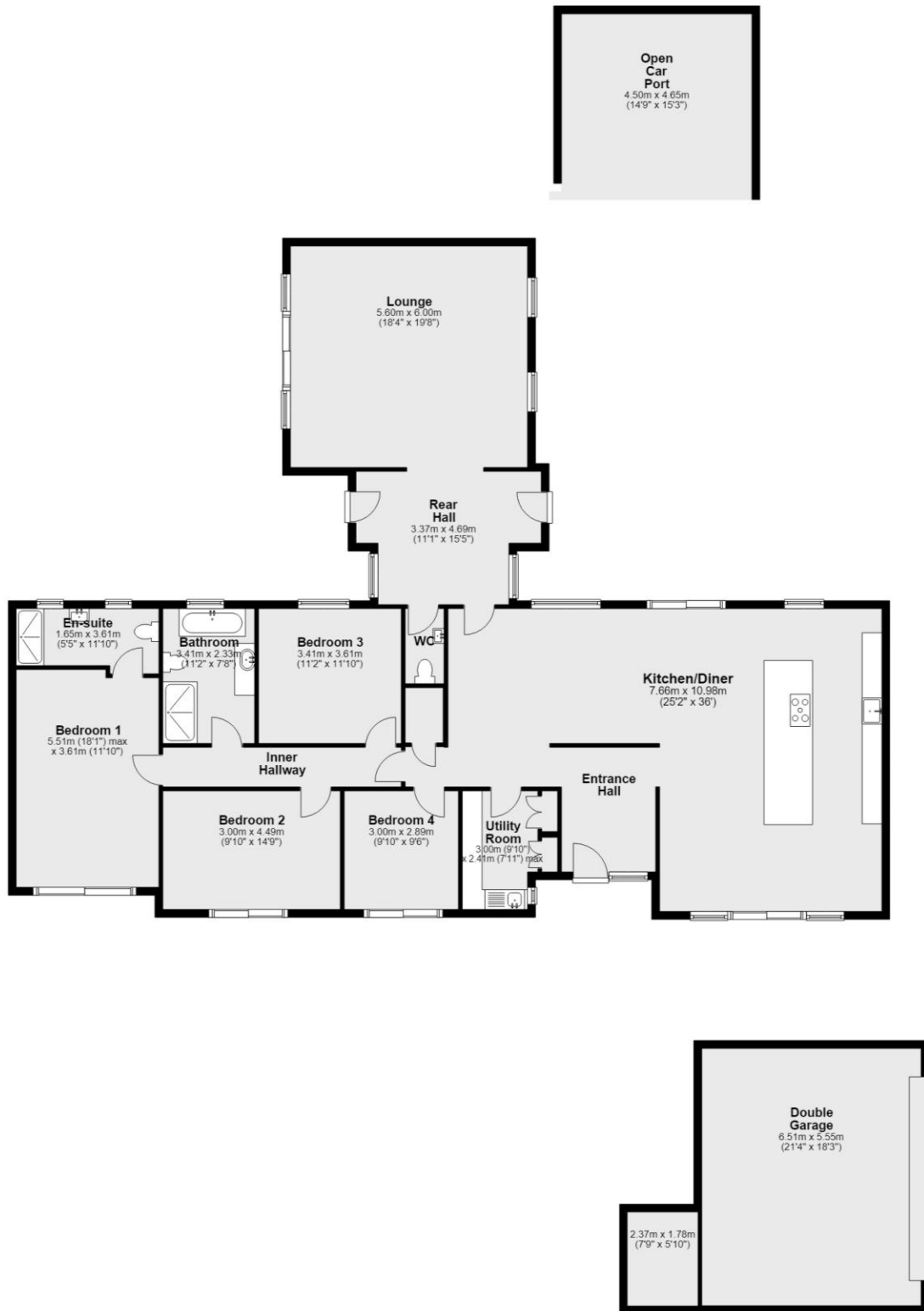
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Ground Floor
Approx. 284.1 sq. metres (3058.3 sq. feet)



Total area: approx. 284.1 sq. metres (3058.3 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp

IMPORTANT IMAGE DISCLAIMER: The lawn/grass shown within this photograph has been digitally enhanced for marketing purposes. At the time the original photograph was taken, the grass was dry and brown due to seasonal weather conditions. The digital enhancement is intended to provide an indication of how the existing lawn may appear when green and actively growing. The size, layout and boundaries of the garden have not been altered, and no additional landscaping or garden features have been added. Prospective purchasers should refer to the unedited photographs and satisfy themselves as to the current condition of the garden during their viewing.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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