



## IMPRESSIVE 4 BEDROOM STONE BUNGALOW ON A LARGE PLOT IN SOUGHT AFTER VILLAGE

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ROBINSGATE  
BURTON, LINCOLN, LN1 2RD

savills



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Entrance hall ♦ reception room ♦ dining room ♦ kitchen  
4 bedrooms (1 en suite) ♦ bathroom ♦ 2 double garages ♦  
large corner plot extending to about 0.8 acres ♦ EPC rating = E

## Directions

Burton can be approached either via Middle Street (the B1398) or via the A57 and Fen Lane. These directions are taken from the top of Burton village to the junction with traffic lights between Main Street and the B1398. Follow Main Street down the steep hill into the village and Robinsgate is the last driveway on the right before the right hand bend.

## Situation

Burton is a highly sought after conservation village which lies approximately 3 miles outside of Lincoln with its magnificent Cathedral and Bailgate area with its shops, restaurants and private schooling. Burton also lies approximately 17 miles from the Ofsted 'outstanding' Queen Elizabeth Grammar School at Gainsborough whilst the David Lloyd Health and Leisure Club at Burton Waters is located approximately 2 miles away.





### Description

Robinsgate is an impressive modern four bedroom stone bungalow which enjoys a large corner plot in this sought after village on the outskirts of Lincoln. The property has a grand entrance hall and interconnecting reception room and dining room making it ideal for entertaining.

In more detail the accommodation comprises entrance hall with WC, 25' double aspect reception room with fireplace and sliding doors opening onto the garden along with folding doors through to the dining room. The kitchen has a good range of fitted wall and base units including a breakfast bar and hatchway through to dining room. There is also a rear hallway with access to the garden and utility room.

The master bedroom includes a dressing room and en suite bathroom, along with three further bedrooms and a family bathroom.

Outside there is a tarmac driveway with off street parking for several vehicles. There are two stone double garages and the gardens are mostly laid to lawn with an established hedge shielding it from the road. The garden also includes a good range of mature trees.

Please note that The Orangery has a right of way across the driveway for access.

**Photographs taken** March 2019

**Services** mains water, electricity, gas and drainage. Oil fuelled central heating.

**Local Authority** West Lindsey District Council. Council Tax band F

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills.

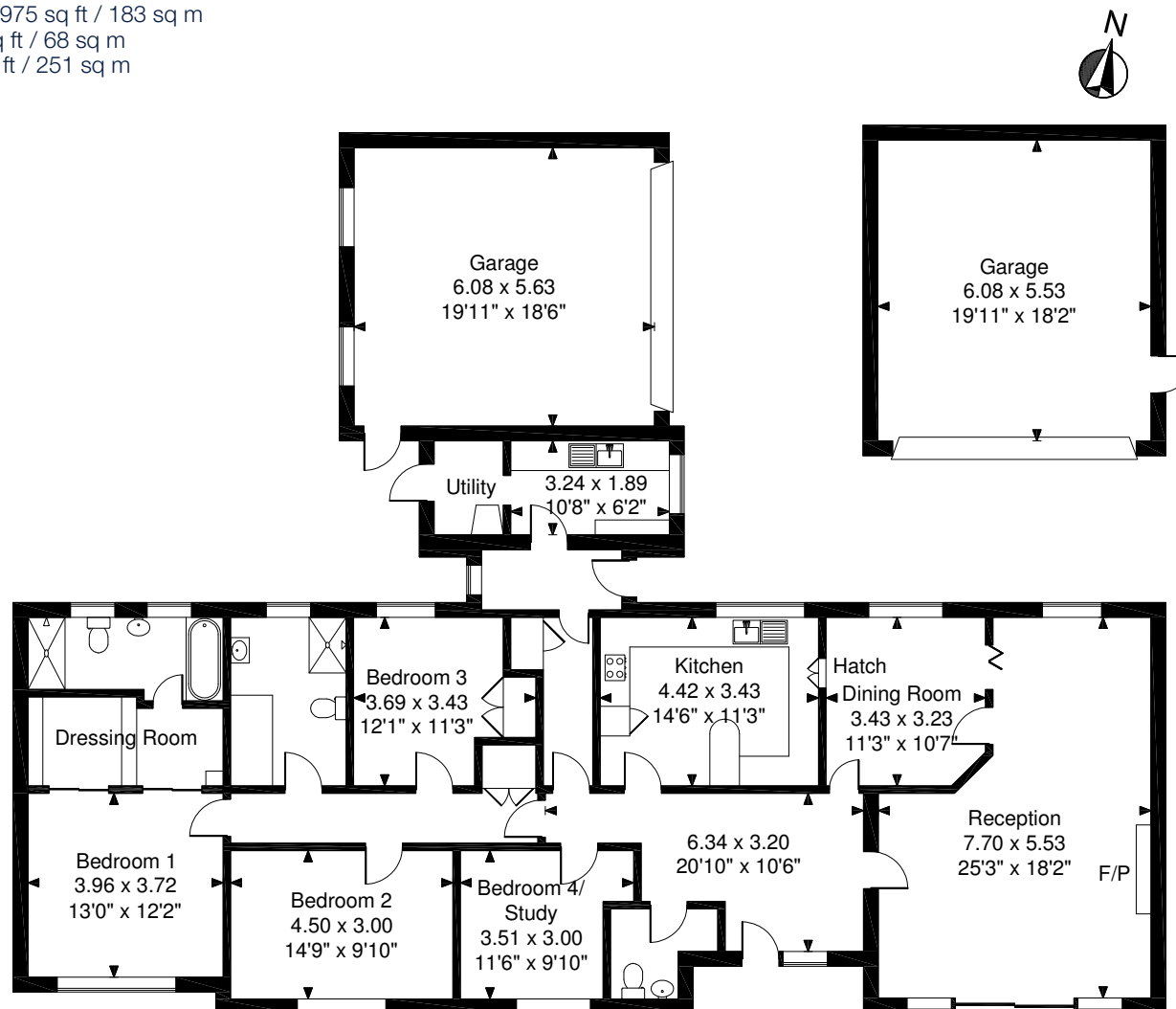


## FLOORPLANS

Main House gross internal area = 1,975 sq ft / 183 sq m

Garage gross internal area = 730 sq ft / 68 sq m

Total gross internal area = 2,705 sq ft / 251 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

RRR: 2008-9060-7267-6531-6970

Savills Lincoln  
lincoln@savills.com  
01522 508908

savills.co.uk

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