



Quanborough
Main Road, Potterhanworth, Lincoln. LN4 2DT

BELL





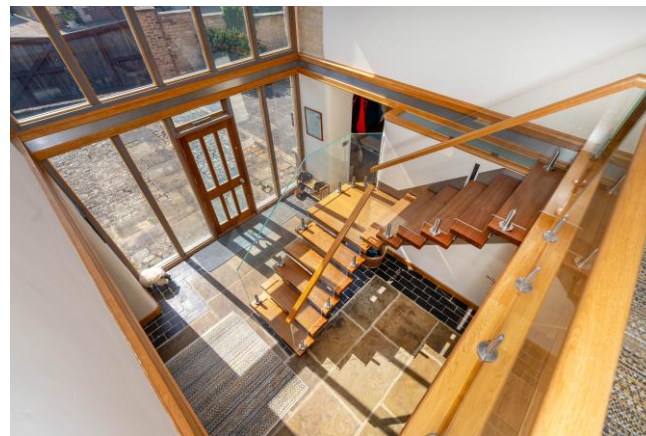
Quanborough Potterhanworth

NO ONWARD CHAIN! Quanborough is an exceptional, sympathetically converted four-bedroom family home – displaying a wealth of classic features including exposed beams and brickwork, window shutters, and use of oak finishes throughout the property.

Located to the heart of the attractive village of Potterhanworth (home to a primary school, church and public house), the property is within seven miles of the historic city of Lincoln: with imposing hill-top Cathedral and Castle, a full range of services, amenities, social and leisure facilities and rail connection to London and the East Coast mainline.

Accommodation begins with a beautiful entrance hallway; with oak and glass staircase to open landing above, and a versatile lounge space. To the opposite side are a well-appointed, modern kitchen; continuing through to dining and living room spaces, alongside adjacent utility and shower room. The first floor provides two large, triple-aspect bedrooms, two further bedrooms with mezzanine storage and two bath and shower rooms.

The property is accessed through vehicle gates to the front, and enjoys walled gardens with lawn and patio seating to the rear and a beautiful split-level courtyard hosting area; gravelled driveway parking and a double garage.





ACCOMMODATION

The property is entered to the front through double glazed door in a full-height bank of windows; leading to the **Central Hallway**: with tall windows to the rear, stone and brick tile flooring; oak staircase with glass infill beneath oak balustrade to the first floor.

A **Side Hallway** leads to the kitchen; on the opposite side is an open doorway beside a glazed screen leading to the versatile **Lounge** space: with a pair of windows to the front and another to the side, stone fireplace, wood flooring and beam to the centre.

The longer side of the ground floor begins with an excellently-appointed **Kitchen** including storage units to the base and wall levels, a corner pantry cupboard, and central island with breakfast bar. Sinks to the side and island, space and connections for upright fridge-freezer, Rangemaster professional+ cooker and hob beneath Gaggenau extractor. Tiled flooring, wood door to utility, brick steps down to...

The centrepiece of the ground floor - a flexible **Living / Dining Room** stepping out to the courtyard garden. With full height windows flanking a pair of South-facing French doors, this ideal reception space is set with feature and spot lights, an electric fire to corner stone fireplace and wood flooring.

The ground floor is complete with a useful **Utility** stepping out to the rear garden, with full height cloak cupboard, further cupboard housing the oil fired boiler and water cylinder; plus storage units above and beneath the sink and space plus connections for washing machine and dryer. Tiled consistent to the kitchen, the utility continues through to a **Shower Room** - with light to ceiling, low level wc, hand wash basin to storage unit, shower cubicle with tiled surround and tiled flooring.

The first floor is laid out to symmetrical 'wings' - each providing two bedrooms and a large bath and shower room. These lead off the single landing with balustrade to the open front above the central hall, wood flooring, and wood doors each further room - plus open oak rafters with glass infill providing natural light to each bathroom.

The **Two End Bedrooms** are triple aspect with exposed beams to the ceiling, wood flooring, radiators. The **Two Further Bedrooms** enjoy a window to the front aspect, wood flooring, radiator with steps up to a mezzanine level store - with further storage beneath the steps.





Each of the **Two Bath & Shower Rooms** comprise of a wide shower cubicle with monsoon and regular heads over, panel bath with tiled surround; sink to roll edge counter top with light and mirror behind, storage beneath; plus W/C, alcove shelves, heated towel rail and wood effect flooring.

OUTSIDE

The property is approached through inter-com controlled double wooden gates, leading to a wide gravelled driveway standing multiple vehicles and continuing to the **Double Garage**: with wide, electric up and over door to front, light to ceiling, wood door to rear, multiple power points.

A paved path, flanked by mature flower beds, leads alongside the garage and to the 'courtyard style' rear garden - an ideal hosting space, being paved with a large central seating space and further, slightly raised area enjoying the morning sun. This South-East facing space is contained by stone wall and is accessed from the living room French doors.

Off the end of the driveway continues a gravelled approach to the front of the property, with further (South-West facing) patio space, mature stone edged borders and a raised lawn to one side. Double gates lead through the front stone wall to provide further pedestrian access.

North Kesteven District Council – Tax band: E
EPC: TBC

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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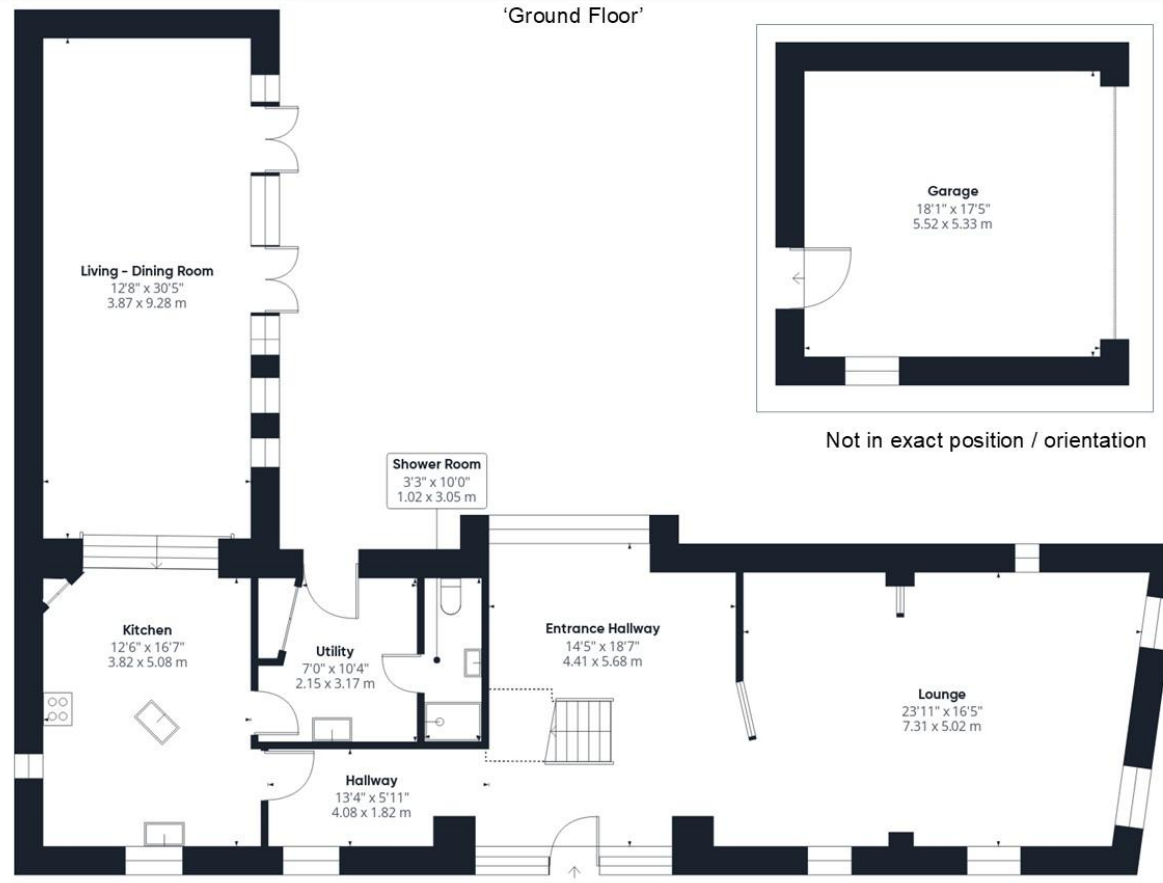




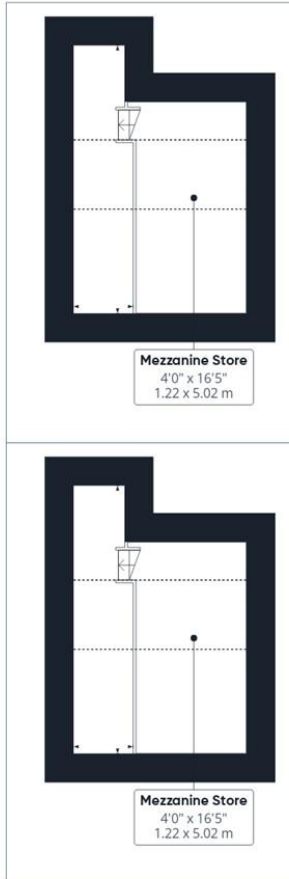




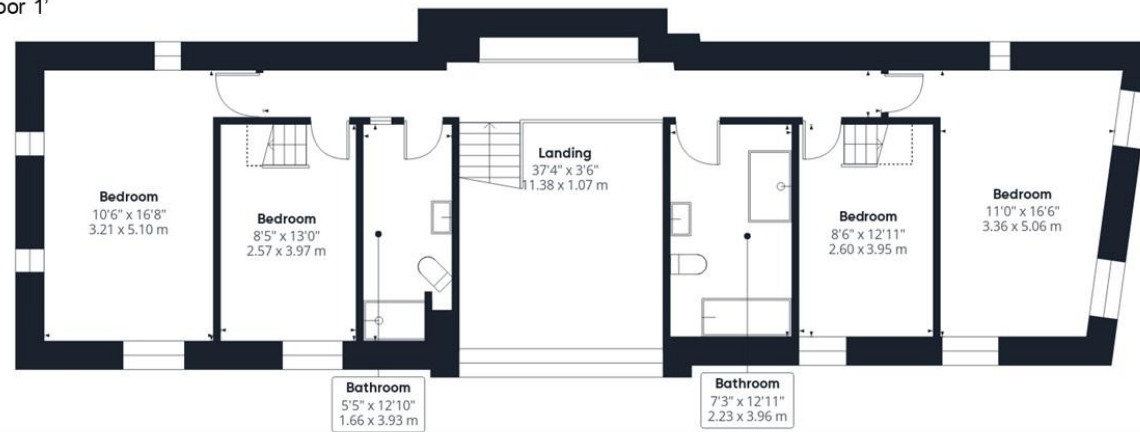
'Ground Floor'



'Floor 2'
Above central bedrooms



'Floor 1'



Approximate total area⁽¹⁾

2830 ft²
262.8 m²

Reduced headroom

138 ft²
12.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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