



15 Frome Close  
Lincoln, Lincolnshire, LN6 3DA

Offers Over  
£450,000

## 4 Bedroom Detached House

- Freehold
- Extended four-bedroom executive home
- Four spacious bedrooms with en-suite to main
- Stunning open-plan kitchen/living space
- vaulted skylight roof and French doors
- Beautiful south-facing garden with views over Swanholme Reserve
- Double garage and driveway
- quiet cul-de-sac location
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 15 Frome Close, Lincoln, Lincolnshire, LN6 3DA](#)



## Overview

Executive Four-Bedroom Detached Home with Lake Views in Sought-After Swanholme

Positioned at the end of a quiet cul-de-sac, this beautifully extended four-bedroom executive home enjoys an enviable setting with direct views over Swanholme Reserve and just a short stroll from Hartsholme Country Park. Perfect for families or professionals seeking a tranquil retreat with convenient access to Lincoln City Centre, local amenities, and excellent transport links including Hykeham Train Station and nearby bus routes.

Inside, the property has been tastefully upgraded and thoughtfully extended, offering spacious and versatile accommodation throughout. The heart of the home is the stunning open-plan living kitchen diner, complete with stylish Shaker-style cabinetry, integrated appliances, central island, and underfloor heating. The extension features an exposed brick wall, vaulted skylight roof, and three sets of French doors that open onto the rear garden, creating an airy and light-filled space ideal for entertaining and everyday family life.



A cosy yet elegant lounge is accessed via double doors and showcases a log burner, feature fireplace, and hand-crafted storage cupboards. A separate study/dining room adds further flexibility for home working or formal dining, while the utility room with Belfast sink and cloakroom WC complete the ground floor.

Upstairs, the property offers four generously sized bedrooms. The main bedroom benefits from built-in wardrobes and an en-suite bathroom, while two further bedrooms also feature fitted storage. A recently refurbished family bathroom, finished to a high standard with a shower over the bath, serves the remaining rooms.

Externally, the property boasts an impressive south-facing rear garden that wraps around the home, laid mainly to lawn with attractive patio and stone areas—perfect for enjoying the peaceful woodland and lake views. A block-paved driveway and detached double garage provide ample off-road parking and storage.

With solid oak flooring, updated carpets, and tasteful décor throughout, this home is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate the quality, space, and idyllic location on offer.

Agents note: The property is in a Conservation area





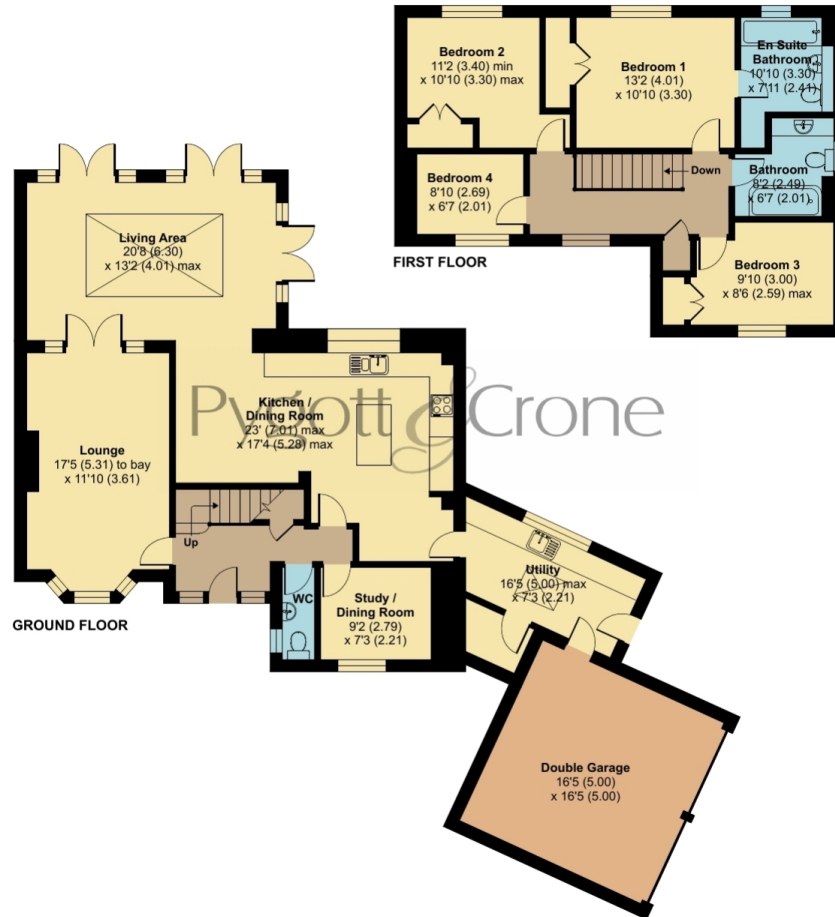
# Frome Close, Lincoln, LN6

Approximate Area = 1939 sq ft / 180.1 sq m

Garage = 272 sq ft / 25.3 sq m

Total = 2211 sq ft / 205.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1282210



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36a Silver Street, Lincoln LN2 1EW

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