



30 The Park

Potterhanworth, Lincoln, Lincolnshire, LN4 2EB

£695,000

5 Bedroom Detached House

- Freehold
- Executive Detached Family Home
- 3,500+ Sq Ft of Flexible Accommodation
- 5 Double Bedrooms
- High Specification Kitchen With Granite Worktops
- Light-Filled Sun Room With Roof Lantern Window
- 4 Further Reception Rooms
- Main Bedroom Suite with Dressing area and En-Suite
- Annexe Potential with its own access
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 30 The Park, Potterhanworth, Lincoln, Lincolnshire, LN4 2EB](#)



Overview

Pygott and Crone are proud to offer this outstanding detached home, enviably positioned within the sought-after village of Potterhanworth and extending to in excess of 3,500 sq ft of substantial accommodation.

Beautifully maintained and thoughtfully configured, the property provides extensive and adaptable living space, perfectly suited to larger families or those seeking flexible arrangements for multi-generational living. Enjoying a prime setting within this popular village, the residence combines impressive proportions with contemporary finishes, all within convenient reach of Lincoln and its extensive range of amenities.



The welcoming entrance hall immediately conveys a sense of space and quality. At the centre of the home lies a stunning open-plan kitchen and dining area, thoughtfully designed with a central island, granite work surfaces, integrated appliances, and generous space for both everyday living and entertaining. A separate utility room and ground floor cloakroom provide additional practicality.

A superb sun room forms a focal point of the ground floor, featuring a lantern roof that fills the space with natural light and French doors opening onto a patio with pergola—perfect for outdoor dining and summer gatherings. This room flows effortlessly into an additional reception area, presently arranged as a formal dining room, which in turn leads through double doors to an elegant 22ft bay-fronted sitting room with patio doors opening onto the rear garden.

Further ground floor accommodation includes a dedicated study, ideal for home working, together with two highly versatile reception rooms created from the former double garage. One of these benefits from its own independent garden access, presenting excellent potential for the creation of a self-contained annexe—well suited to extended family members or visiting guests.



To the first floor are five generously proportioned bedrooms and a beautifully appointed family bathroom complete with a freestanding bath. The principal suite offers a luxurious retreat, enhanced by a vaulted ceiling, private balcony, spacious dressing room, and an en-suite shower room.

The property enjoys private and well-established rear and side gardens, predominantly laid to lawn and complemented by mature trees, vibrant planting, and several patio seating areas. A substantial summer house offers further adaptable space. To the front, an expansive driveway provides parking for multiple vehicles and enjoys open views across a green.



Potterhanworth is a picturesque village characterised by a blend of period and contemporary homes. Local amenities include a well-regarded primary school, community centre, church, and traditional public house. The historic city of Lincoln lies approximately six miles away, offering an extensive range of shopping, dining, and educational facilities, including the University of Lincoln. Nearby Branston provides convenient access to Lincoln's Eastern Bypass, facilitating straightforward travel to Sleaford, Grantham, RAF bases, the A1, and Newark, where high-speed rail services connect to London King's Cross.

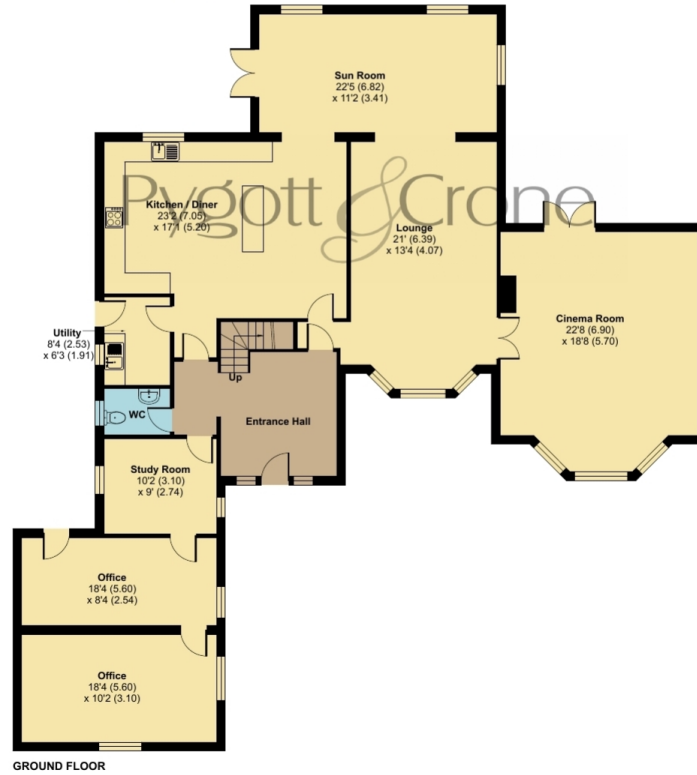




The Park, Potterhanworth, Lincoln, LN4

Approximate Area = 3515 sq ft / 326.5 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1418973



Location



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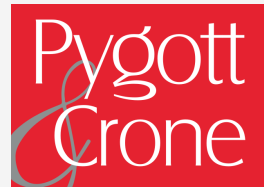








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is on the market with our Lincoln branch

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