



1 Denby Dale Close
Lincoln, Lincolnshire, LN6 0XL

£325,000

4 Bedroom Detached House

- Freehold
- Recently Modernised Throughout
- Detached Family Home
- Four Bedrooms
- Modern Kitchen & Shower Room
- Lounge & Separate Dining Room
- Driveway & Double Garage
- EV Charging Point
- Highly Sought After Location
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 1 Denby Dale Close, Lincoln, Lincolnshire, LN6 0XL](#)



Overview

Pygott and Crone are delighted to offer for sale this superb detached family home, situated in a highly desirable location within the historic Cathedral City of Lincoln.

The property has been comprehensively modernised by the current owner and provides spacious, well-designed accommodation throughout. The ground floor comprises an entrance hallway, lounge, contemporary kitchen, separate dining room, WC, utility room and conservatory. To the first floor are four well-proportioned bedrooms and a modern shower room.

Externally, the property is approached via a driveway providing ample off-road parking with EV Charging point and access to a double garage. To the rear is a delightful enclosed garden, ideal for family living and entertaining.

Perfectly positioned on the sought-after Denby Dale Close, just off Malham Drive, the home benefits from close proximity to excellent schools, local amenities and convenient transport links into Lincoln city centre, along with easy access to the A46 bypass.





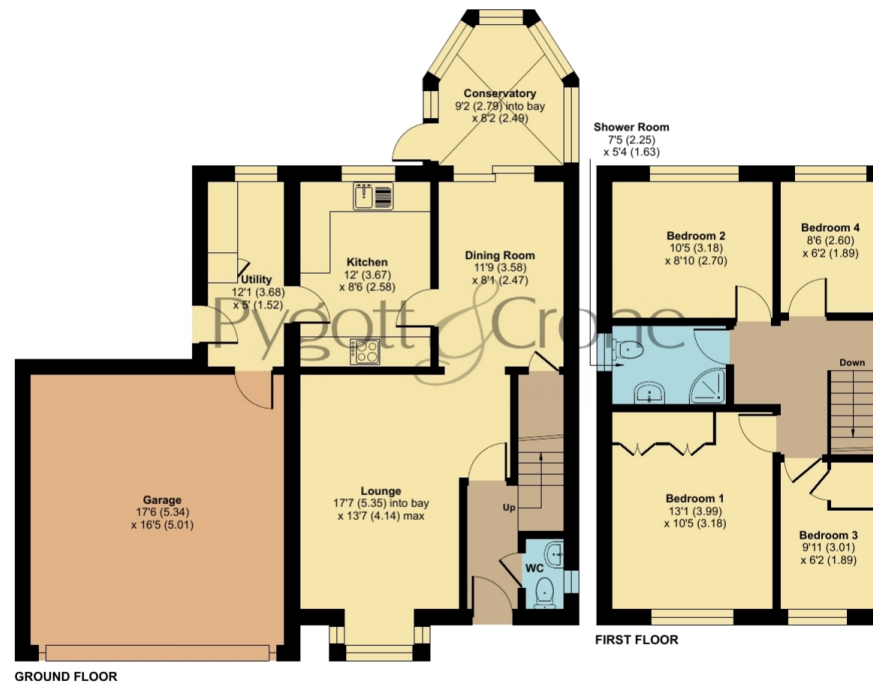
Denby Dale Close, Lincoln, LN6

Approximate Area = 1104 sq ft / 102.5 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1393 sq ft / 129.3 sq m

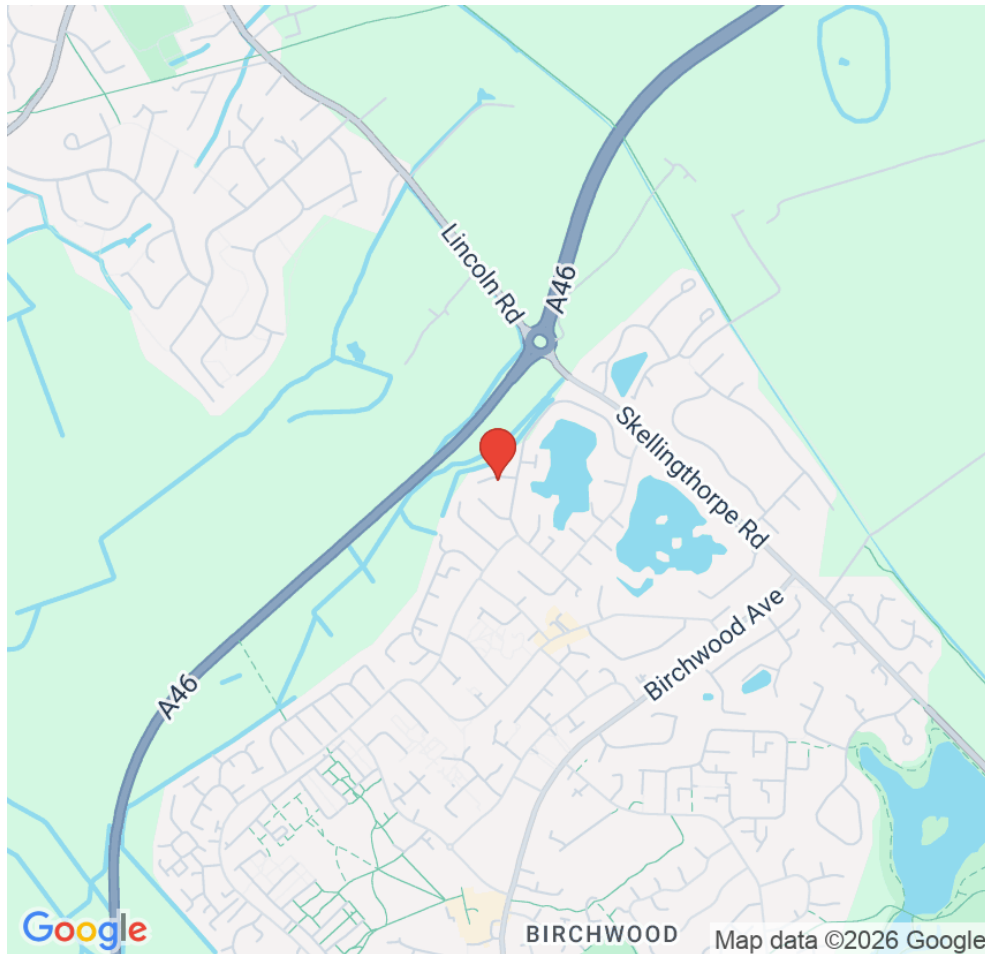
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1404276



Location



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is on the market with our Lincoln branch

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