



2 Fenton Fields  
Fenton, Lincoln, LN1 2GE

£270,000



## 3 Bedroom Semi-Detached House

- Freehold
- Semi-detached house
- Three well proportioned bedrooms
- Detached garage
- Ample driveway parking
- Modern kitchen-diner
- Sunroom extension
- Easy maintenance garden
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 2 Fenton Fields, Fenton, Lincoln, LN1 2GE](#)



## Overview

Situated in the sought-after village of Fenton, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families, first-time buyers or those looking to upsize.

The property offers spacious and practical living accommodation, briefly comprising a spacious lounge and a modern kitchen-diner leading through to the sunroom — a perfect additional reception space ideal for relaxing or entertaining guests while enjoying views of the garden. The downstairs layout is completed by a convenient w/c.





Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom complete with a private ensuite shower room. The remaining bedrooms are served by a family bathroom and offer flexibility for family living, guests, or home working.

Externally, the property benefits from an easy maintenance rear garden, detached garage and ample off-road parking, making it ideal for households with multiple vehicles or even a motorhome.

Fenton is ideally positioned just off the A57, offering excellent road links and making it a highly convenient location for commuters. The A57 provides straightforward access to the historic city of Lincoln, the market town of Newark, and the well-served town of Gainsborough, ensuring a wide range of amenities, shopping, schooling, and transport connections are all within easy reach.









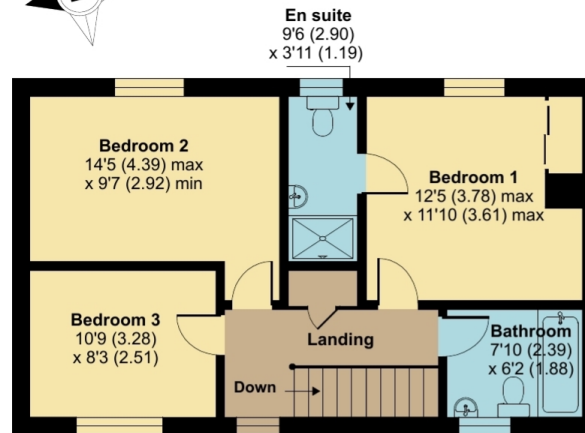
## Fenton Fields, Fenton, Lincoln, LN1

Approximate Area = 1297 sq ft / 120.4 sq m

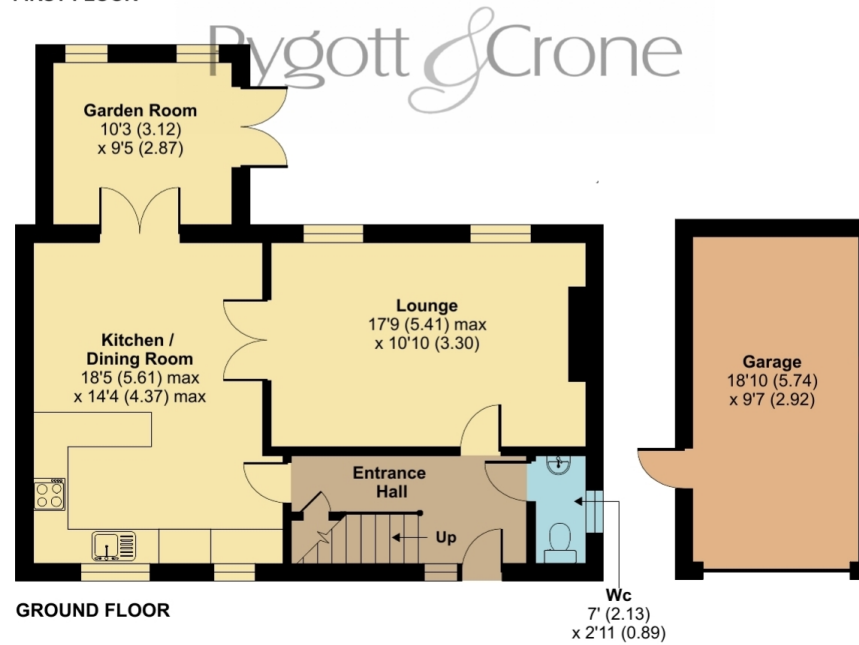
Garage = 181 sq ft / 16.8 sq m

Total = 1478 sq ft / 137.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1424409





## Location



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is on the market with our Lincoln branch

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