



**2 Foxes Lane,
Lincoln, LN6 7AJ**



Book a Viewing!

(Offers In Excess Of) £750,000

A rare opportunity to acquire an exceptional executive residence with an additional self-contained one-bedroom annex, set in an exclusive cul-de-sac just south of the historic Cathedral City of Lincoln. This substantial family home offers an abundance of versatile living space, beautifully appointed throughout to combine modern luxury with everyday practicality. The main residence welcomes you via a hallway, leading to a study, cloakroom/WC, an elegant lounge, and an expansive open-plan living and dining area, perfect for entertaining. The contemporary kitchen is fitted with a comprehensive range of quality integrated appliances and a pantry cupboard and is complemented by a separate utility room. A large cinema room provides the ultimate space for relaxation and family movie nights. The first floor galleried landing leads to a magnificent master suite, complete with a luxurious en-suite bathroom and walk in wardrobe. Bedroom two enjoys its own en-suite shower room, while two further generous double bedrooms are served by a beautifully appointed family bathroom. The self-contained annex offers complete independence with its own entrance hallway, open-plan living breakfast kitchen, spacious double bedroom, and bathroom, along with a private courtyard garden - ideal for extended family, guests, or multi-generational living. Outside, the property is approached via a generous driveway providing ample off-road parking. To the rear, a beautifully maintained lawned garden offers plenty of space for outdoor dining, entertaining, and family recreation. This is an exceptional home in a sought-after location and early viewing is strongly advised to fully appreciate the quality, scale, and flexibility on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University. The property is ideally located for Marks & Spencer Food Hall, Sainsburys supermarket as well as Hykeham train station.



ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with wooden flooring with underfloor heating, staircase to the first floor and under stairs storage cupboard.

CLOAKROOM/WC

With close coupled WC, wash hand basin with vanity cupboard, double glazed window to the front aspect and wooden flooring with underfloor heating.

STUDY

14' 10" x 8' 11" (4.54m x 2.73m) With double glazed window to the front aspect and wooden flooring with underfloor heating.

LOUNGE

21' 0" x 14' 9" (6.42m x 4.50m) With walk-in double glazed bay window to the rear aspect, feature fire place and underfloor heating.

LIVING/DINING AREA

28' 4" x 12' 4" (8.66m x 3.78m) With double glazed French doors to the rear garden, three double glazed windows to the side and rear aspects, tiled flooring with underfloor heating and spotlights.

KITCHEN

15' 3" x 15' 2" (4.66m x 4.63m) Fitted with a stylish range of wall and base units with work surfaces over, twin undermount sinks with mixer tap over, five ring gas hob, twin eye level electric ovens, warming drawer and microwave, integral dishwasher, wine cooler, fridge and freezer, breakfast bar, downlighters, spotlights, walk-in pantry cupboard with shelving and lighting, tiled flooring with underfloor heating and double glazed window to the side aspect.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring with underfloor heating, external doors to the front and rear aspects and further door leading to the cinema room.

CINEMA ROOM

19' 10" x 18' 8" (6.05m x 5.69m) With wooden flooring with underfloor heating and spotlights. In the agents opinion this could be utilised as a garage.

ANNEX

HALL

With private entrance door, two fitted storage cupboards and wooden flooring with underfloor heating.





OPEN PLAN LIVING KITCHEN

21' 9" x 12' 7" (6.63m x 3.85m) Kitchen area fitted with a range of wall and base units with work surfaces over, sink with side drainer with mixer tap over, electric oven and hob, integrated dishwasher, spaces for washing machine and fridge, breakfast bar, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect. The lounge area has wooden flooring with underfloor heating and double glazed French doors to a private courtyard.

BEDROOM

12' 0" x 8' 10" (3.67m x 2.70m) With windows to the front and side aspects and wooden flooring with underfloor heating.



BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect.

GALLERIED FIRST FLOOR LANDING

With double glazed window to the front aspect and large walk-in airing cupboard with shelving and housing the hot water tank.

BEDROOM 1

22' 4" x 14' 9" (6.83m x 4.50m) With a range of fitted cupboards, walk-in double glazed bay window to the rear aspect and underfloor heating.



WALK-IN WARDROBE

9' 0" x 7' 1" (2.76m x 2.18m) With fitted open wardrobes and lighting.

EN-SUITE BATHROOM

14' 9" x 7' 6" (4.52m x 2.29m) Fitted with a luxurious four piece suite comprising of walk-in shower cubicle with rainfall shower, panelled bath with hidden taps, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls, tiled flooring with underfloor heating, spotlights and double glazed window to the front aspect.

BEDROOM 2

13' 5" x 13' 1" (4.10m x 3.99m) With double glazed window to the side aspect, double wardrobe and underfloor heating.



EN SUITE SHOWER ROOM

7' 4" x 6' 5" (2.26m x 1.98m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled splashbacks, underfloor heating, spotlights and double glazed window to the side aspect.



BEDROOM 3

12' 4" x 10' 3" (3.78m x 3.13m) With double glazed window to the rear aspect, double wardrobe and underfloor heating.

BEDROOM 4

12' 5" x 10' 9" (3.80m x 3.28m) With double glazed window to the rear aspect, double wardrobe and underfloor heating.

BATHROOM

8' 7" x 6' 7" (2.62m x 2.02m) Fitted with a four piece suite comprising of shower cubicle, panelled bath, close coupled WC and wall mounted wash hand basin, chrome towel radiator, tiled splashbacks, tiled flooring with underfloor heating, spotlights and double glazed window to the rear aspect.

OUTSIDE

The property sits down a private drive in an exclusive cul de sac of executive houses. To the front of the property there is a driveway providing ample off road parking. To the side of the property there is gated access to the rear. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area, rear hardstanding, mature shrubs, decorative trees and flowerbeds. There is a private enclosed courtyard garden accessed from the annex with paved area and garden shed.



WEBSITE

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Ground Floor
Approx. 213.7 sq. metres (2300.5 sq. feet)



First Floor
Approx. 127.2 sq. metres (1368.9 sq. feet)



Total area: approx. 340.9 sq. metres (3669.4 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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