



**Lincoln Way, Maldon CM9 6GL**



**welcome to**

**Lincoln Way, Maldon**

STYLISH AND SPACIOUS THROUGHOUT, this THREE DOUBLE BEDROOM home is located on the desirable Handley Gardens development, and boasts a 21 FT MASTER BEDROOM WITH ENSUITE, as well as GENEROUS GARDEN and GARAGE PLUS DRIVEWAY, all within reach of Maldon's wealth of amenities including PROMENADE PARK.



## Entrance

Part glazed door to:-

## Entrance Hall

Cupboard housing consumer unit, stairs rising to first floor, radiator, door to:-

## Kitchen Diner

17' 2" x 10' 9" Max ( 5.23m x 3.28m Max )

Double glazed UPVC window to front, stylish shaker style kitchen comprising of one and half bowl sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units incorporating a comprehensive range of built in appliances, breakfast bar, dining area with radiator, doors to:-

## Cloakroom

White suite comprising low level WC and pedestal basin, radiator.

## Lounge

14' 1" x 11' 5" ( 4.29m x 3.48m )

Double glazed UPVC French doors with flag windows to rear opening onto the garden, radiator.

## First Floor

### Landing

Radiator, door to stairs rising to master suite, further doors to:-

### Bedroom Two

14' 1" x 11' 6" Max ( 4.29m x 3.51m Max )

Double glazed UPVC window to rear overlooking the garden, built in cupboard, radiator.

### Bedroom Three

10' 9" x 7' 2" ( 3.28m x 2.18m )

Double glazed UPVC window to front, radiator.

### Bathroom

7' 2" x 6' 2" ( 2.18m x 1.88m )

Contemporary white suite comprising of panel bath with shower over, low level WC and wall mounted basin, part tiled walls, chrome heated towel rail.

## Second Floor

### Bedroom One

21' 9" Recess x 9' 2" Recess ( 6.63m Recess x 2.79m Recess )

Double glazed UPVC window to front and skylight window to rear, radiator, door to:-

### Ensuite

Skylight window to rear, contemporary white suite comprising of double shower, low level WC and wall mounted basin, part tiled walls, chrome heated towel rail.

## Outside

### Front

Laid to lawn with shrub borders, driveway providing off road parking leading to the garage, gated side access to:-

### Rear Garden

Enclosed by panel fence, laid to lawn with patio seating area.

### Garage

Oversized up and over door, power, light and door to garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Lincoln Way, Maldon

- Over 1,100 Square Foot of Accommodation
- Three Double Bedrooms
- Luxury Family Bathroom & Ensuite
- Generous Garden, Garage & Parking
- Remainder NHBC Warranty

Tenure: Freehold EPC Rating: B

# £425,000



Please note the marker reflects the postcode not the actual property

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