



5 Sinderson Meadows  
South Hykeham, Lincoln

**BROWN & CO** JH Walter







## 5 Sinderson Meadows, South Hykeham, Lincoln

This substantial family home nestles in around 0.65 of an acre within this sought after gated development of just six dwellings. The immaculately presented accommodation extends to around 3,708 sq ft including the detached double garage and briefly comprises an entrance hall, wc, study, lounge, open plan breakfast kitchen which opens out into the recently added stone extension which houses the stunning cinema room, a ground floor bedroom which is currently used as a playroom, shower room, boot room, utility and pantry to ground floor. The first floor offers a generous master suite with dressing room and en-suite shower room, three further double bedrooms and a family bathroom with two further double bedrooms and shower room to the second floor. Outside offers low maintenance grounds and ample parking to the front with a substantial lawned and fenced garden to the rear.



### ACCOMMODATION

#### Entrance hall

With Ring alarm system, stairs to first floor with under stairs storage cupboard, single radiator, door to;

#### WC

Double glazed casement window to front elevation, two piece suite comprising low flush WC and pedestal wash basin, single radiator, part tiled walls, extractor.

#### Study

Double glazed casement window to front elevation, single radiator.

#### Lounge

Double glazed casement window to front elevation, log burner and double radiator.

#### Open Plan Breakfast kitchen

A substantial bespoke fitted kitchen with mirrored splashbacks, one and half bowl sink with instant hot water tap, built in AEG appliances include two ovens, five burner gas hob with pop-up extractor which is situated in the separate island, built-in Bosch dishwasher, built in fridge, vertical radiator and double glazed French doors to rear elevation.

#### Cinema room

A Superb family space with bi-fold doors opening out to the rear garden along with three triple glazed skylights with electric blinds which flood the room with light in the day and block it out for those cosy nights in front of a good film. The entertainment is provided by the built-in Epson projector with fully automatic hidden 12 foot projector screen. There is also zoned underfloor heating.

#### Bedroom Seven/playroom

Double glazed window to front elevation, zoned underfloor heating, disabled access width doors in and out of this room.

#### Shower room

Three piece suite comprising Large shower cubicle which also offers disabled access, low flush, WC, wash handbasin in vanity unit, extractor, door to;

#### Boot room

With built-in shelving, zoned underfloor heating, double glazed door to rear elevation.

#### Utility

Double glazed casement window to rear elevation, fitted base units with Franke sink and drainer, space and plumbing for washing machine, tumble dryer and American fridge freezer, vertical radiator, doors to pantry and rear porch.

#### Pantry

With built-in shelving.

#### Rear porch

With fitted base units, part tiled walls, Ideal Logic plus boiler, double glazed door to side elevation, extractor, single radiator.

#### First floor

##### Master Bedroom

A luxurious master suite with a double glazed casement windows to front and side elevation, double radiator and archway to;

##### Dressing area

Double glazed casement window to rear elevation, built-in wardrobes, single radiator, door to







### En-suite shower room

Double glazed casement window to rear elevation, three-piece suite comprising large walk-in shower with rainwater and wall mounted shower heads, low flush, WC, twin sinks in vanity units, heated towel rail, extractor.

### Bedroom Two

Double glazed casement window to rear elevation, single radiator, door to;

### Ensuite shower room

Double glazed casement window to side elevation, three-piece suite comprising shower cubicle, low flush WC, pedestal wash basin, heated towel rail, part tiled walls, extractor.

### Bedroom Three

Double glazed casement window to front elevation, built-in wardrobes, single radiator.

### Bedroom Four

Double glazed casement window to rear elevation, single radiator.

### Family bathroom

Double glazed casement window to front elevation, three-piece suite comprising built-in bath with shower mixer tap, low flush WC, pedestal wash basin, part tiled walls, heated towel rail, extractor.

### Landing

With stairs to second floor and single radiator.

### Second floor

#### Bedroom Five

Double glazed casement window to front and side elevation with further double glazed Velux window to rear elevation, two double radiators.

#### Bedroom Six

Double glazed casement window to front elevation and further double glazed Velux window to rear elevation, two double radiators.

#### Shower Room

Double glazed Velux window to side elevation, three-piece suite comprising large walk-in, shower cubicle, low flush, WC, pedestal wash basin, part tiled walls, heated towel rail, extractor.

#### Landing

Double glazed casement window to side elevation, double radiator, airing cupboard, loft access.

#### Outside

The property nestles in a substantial plot extending to around 0.65 of an acre. The front elevation offers a low maintenance railed garden with a double driveway providing parking for several vehicles. The detached double garage has two up and over doors, power/light and a double glazed window to the rear elevation. The two side elevations offer enclosed fenced areas which have been used for dog kennels and a secure dog run. The rear elevation offers a substantial lawned garden with

mature trees and fenced boundaries along with a large patio area and raised decked area with covered Pergola.

#### TENURE & POSSESSION

Freehold and for sale by private treaty.

#### COUNCIL TAX: Band F

#### SERVICES/SPECIFICATION

We understand the property offers mains water, electric, gas and mains sewer connections. There is LED lighting throughout, zoned underfloor heating in the cinema room, bedroom seven/playroom and the boot room along with smart wi-fi thermostats on the radiators which can be individually controlled remotely.

#### SERVICE CHARGE/GATES

There is a service charge of £150 per annum to cover the maintenance of the electric estate gates and the communal access road. The electric gates close automatically at 9pm – 6am and are accessed via an electronic fob.

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

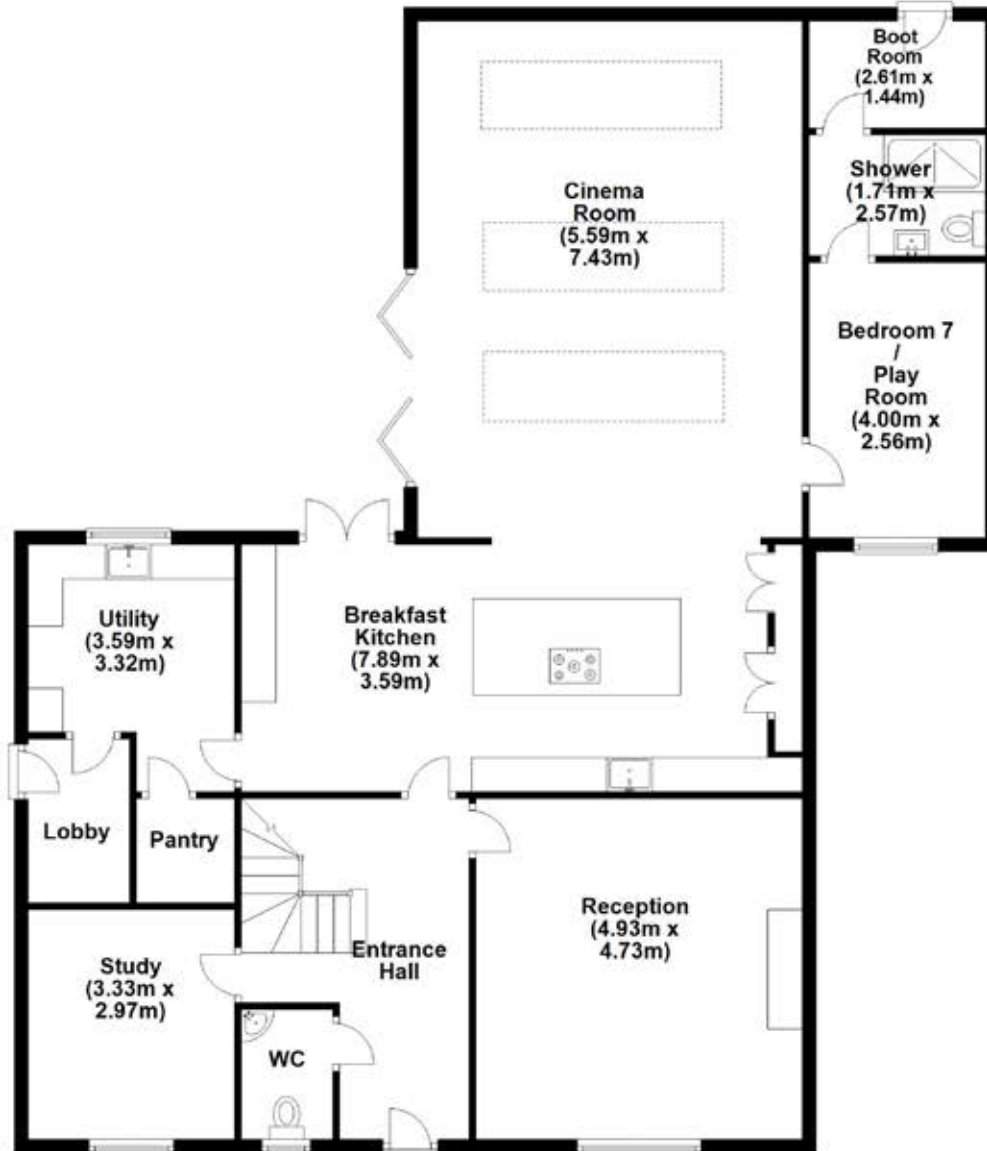






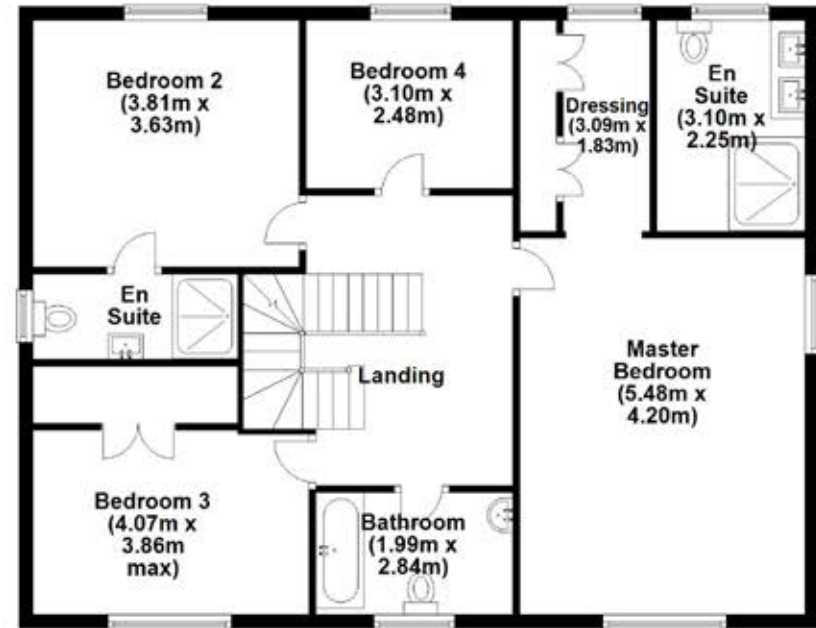
### Ground Floor

Approx. 159.8 sq. metres (1719.6 sq. feet)



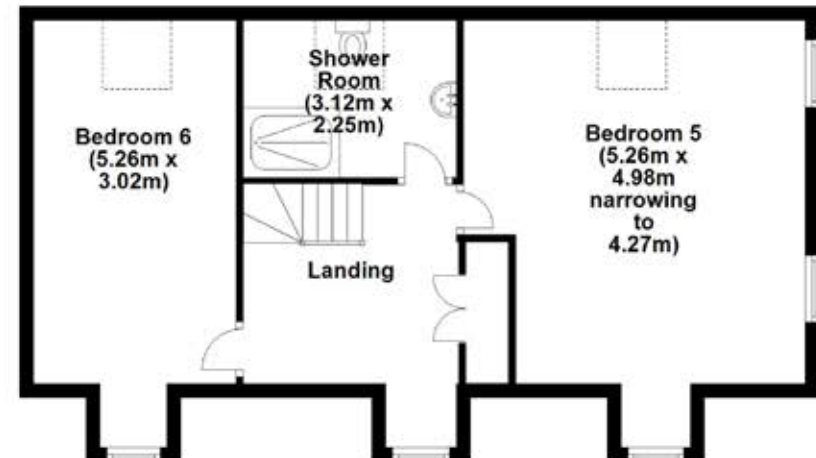
### First Floor

Approx. 97.0 sq. metres (1044.3 sq. feet)



### Second Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



Total area: approx. 318.9 sq. metres (3432.1 sq. feet)









Energy performance certificate (EPC)																																		
1, Sinderson Meadows South Hykeham LINCOLN LN6 9NY	Energy rating <b>C</b>	Valid until: 6 June 2030 Certificate number: 0874-3834-4466-2360-4751																																
Property type	Detached house																																	
Total floor area	258 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
18/01/2023, 15:25 <span style="float: right;">Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</span>																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is C. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy performance.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E																																	
21-38	F																																	
1-20	G																																	

POSTCODE: LN6 9NY

**VIEWING PROCEDURE**

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

**AGENT**

James Mulhall  
01522 504318  
lincolncitycentre@brown-co.com

**IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

