



- Detached Home With Annexe Living
- Ground Floor Extension In 2022
- 5 Bedrooms & 2 Bathrooms In Total
- 3 Multiple Kitchens

- Enclosed, Family Friendly Garden
- Ample Driveway Parking
- Flexible Floor Plan (1,400 sq ft)
- Surrounded By Excellent Amenities

The Mead, Lincoln, LN6 7JZ
£395,000





Starkey&Brown is delighted to represent this extended detached home measuring approximately 1,400 sq ft. The home provides annexe living and combines a total five bedrooms, two bathrooms, and three kitchens. The main residence comprises a stylish and modern kitchen-diner with access to a sitting room, a kitchen utility room with a mixture of laundry and kitchen appliances. Rising to the first floor are four bedrooms and one family bathroom. The home was extended in 2022, and with the extension, the annexe living was provided, which includes a kitchen and living space, combined with an annexe bedroom and a shower room. The home has a family-friendly enclosed rear garden being mostly laid to lawn with a patio seating area, a timber-built garden shed, and a Wendy house. Externally, the property comes with ample off-street parking with a walled perimeter and parking for multiple vehicles. Situated within the southern outskirts of Lincoln. The Mead is nearby to a wealth of amenities in Lincoln and North Hykeham. Close to Tritton Road, there is a range of nationwide retailers, a bus service to and from Lincoln city centre, and schooling at primary and secondary levels. For further details and viewing requests. Contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Composite front door entry to the side aspect, uPVC floor to ceiling window to the front aspect, tiled flooring, stairs rising to the first floor. Access to the kitchen diner and kitchen utility.

Kitchen Utility

13' 1" x 8' 3" (3.98m x 2.51m)

A uPVC double-glazed window to the front aspect, eye and base level units with integrated appliances such as 2 separate ovens, space and plumbing for laundry appliances, a radiator, and tiled flooring.

Kitchen Diner

19' 9" x 14' 1" max (6.02m x 4.29m)

Having a range of base and eye-level units with counter worktops, integrated appliances such as an oven, 4-ring hob with extractor hood over, space and plumbing for further appliances, integrated fridge and freezer, breakfast bar arrangement with handleless eye and base level units and counter worktops, tiled flooring, and 2 floor-to-ceiling uPVC double-glazed windows to the front aspect. Opening to:

Sitting Room

12' 3" x 12' 2" (3.73m x 3.71m)

Having uPVC sliding doors to the rear aspect, a radiator, and tiled flooring.

First Floor Landing

Access airing cupboard housing a gas combination boiler, bedrooms, a family bathroom, and a separate WC.

Bedroom 1

11' 1" x 10' 10" (3.38m x 3.30m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bedroom 2

8' 5" x 10' 10" (2.56m x 3.30m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 3

16' 3" x 6' 8" (4.95m x 2.03m)

Having 2 uPVC double-glazed windows to the front aspect.

Bedroom 4

10' 10" x 5' 4" (3.30m x 1.62m)

Having a uPVC double-glazed window to the side aspect and a radiator.

Bathroom

5' 9" x 8' 3" (1.75m x 2.51m)

Having a 3-piece suite comprising a bath tub with a shower head over, a vanity hand wash basin unit, a low-level WC, tiled surround, uPVC double-glazed obscured window to the rear aspect, and a chrome heated hand towel rail.

Separate WC

3' 0" x 5' 4" (0.91m x 1.62m)

Having a low-level WC, tiled surround, and a uPVC double-glazed obscured window to the rear aspect.

Annexe, Kitchen & Living

11' 6" x 12' 2" (3.50m x 3.71m)

A range of base level kitchen units with a 2-ring hob and an electric oven, sink and drainer, and storage units, uPVC sliding doors, tiled floor finish, a radiator and opening into:

Annexe Bedroom

13' 6" x 8' 3" (4.11m x 2.51m)

Tiled floor, uPVC double-glazed obscured glass panelled external door to the side. Access to:

Shower Room

8' 8" x 2' 9" (2.64m x 0.84m)

Electric walk-in shower, tiled floor, a vanity hand wash basin unit, a low-level WC, and an extractor unit.

Outside Rear

Enclosed garden with patio and lawned area. Garden shed and a Wendy house, a patio seating area, external water source.

Outside Front

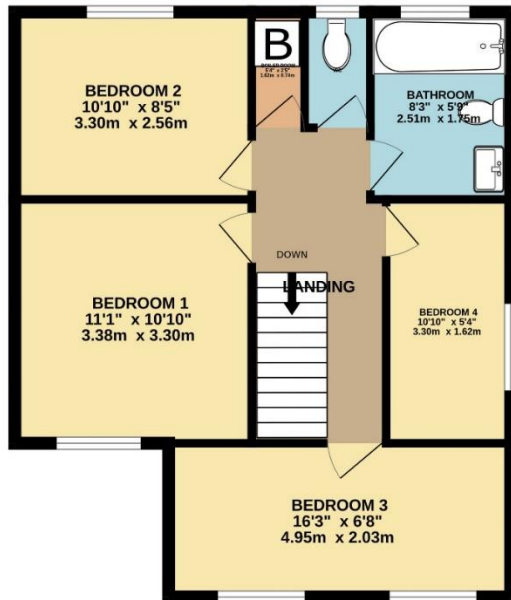
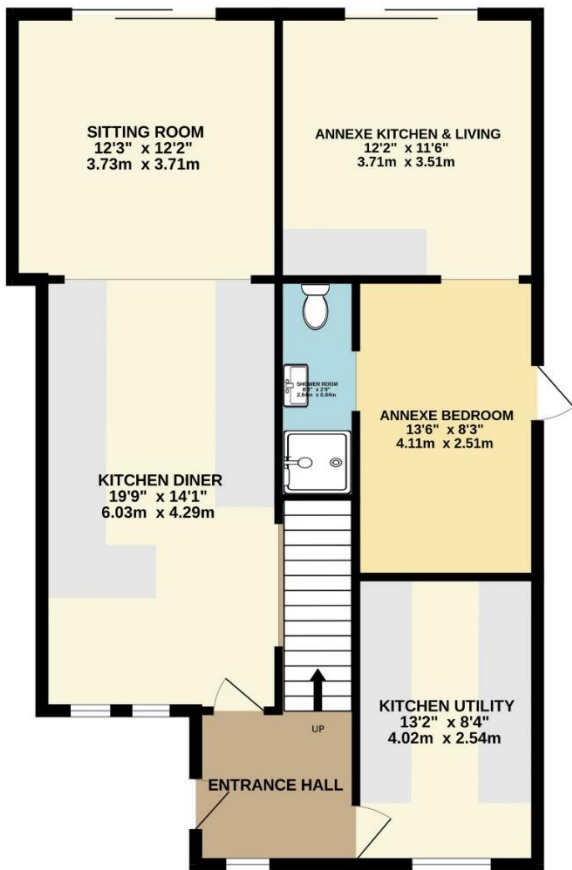
Walled perimeter with paved driveway parking for multiple vehicles.





GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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