



- Detached Family Home
- Immaculate Condition Throughout
- Private Rear Garden
- Prime Established Area
- Sold With No Onward Chain
- Versatile Accommodation
- Three Reception Rooms
- Generous Driveway & Garage

Meadow Rise, Lea, DN21 5HE  
£280,000



Starkey&Brown is delighted to offer for sale this immaculately presented 4-bedroom detached family home. Pleasantly positioned in the sought after village of Lea. The property offers versatile and well-proportioned living, ideal for families and being sold with no onward chain. Accommodation briefly comprises an entrance hall, spacious lounge with a multi-fuel fireplace, a separate dining room, a fitted kitchen, and a separate utility room and an additional bedroom 4/snug. Rising to the first floor there are 3 well-proportioned bedrooms, a single bedroom and a well-appointed 4-piece family bathroom. Externally the property enjoys a private rear garden - excellent space for outdoor seating and entertaining. To the front of the property there is a large driveway offering parking multiple vehicles and a single garage with full power and electrics. Meadow Rise is located within the village of Lea which benefits from a range of local amenities including a popular primary school, shops and countryside walks. Further amenities are nearby in Gainsborough and Lincoln. Council tax band: D. Freehold.



## uPVC composite door leading into:

### Entrance Hall

Carpeted, stairs rising to the first floor, an understairs storage cupboard, a radiator, coving, and 2 wall-mounted lights. Double doors leading into:

### Living Room

13' 9" x 12' 4" (4.19m x 3.76m)

Having uPVC double-glazed window to the front aspect, a multi-fuel fireplace with a brick mantle-piece, coving, carpeted, a TV aerial, 2 radiators, and 2 wall-mounted lights. Open access leading to:

### Dining Room

11' 1" x 9' 10" (3.38m x 2.99m)

Coving, carpeted, a radiator, and a sliding door leading into:

### Conservatory

9' 7" x 9' 4" (2.92m x 2.84m)

Double-glazed windows with views over the garden with fitted blinds, uPVC door leading into the rear, laminate flooring, and a radiator.

### Kitchen

10' 1" x 9' 10" (3.07m x 2.99m)

Having coving, a range of hardwood base and wall units with countertops, LED downlights, a composite sink with mixer tap, a double-glazed window to the rear, and an integrated 4-ring electric hob with an extractor fan, an integrated double-oven, laminate flooring, and tiled splashback. Access to:

### Utility Room

9' 10" x 5' 7" (2.99m x 1.70m)

Having uPVC double-glazed door leading to the rear, hardwood base and wall units, wall-mounted gas boiler - serviced annually with warranty until 2027. Space and plumbing for a washing machine, space for a tumble dryer, a composite sink with mixer tap, a double window to the side, tiled splashback, a radiator, and coving.

### Bedroom 4/Snug

18' 5" x 7' 11" (5.61m x 2.41m)

Having a uPVC double-glazed window to the front aspect, an internal door leading to the garage, laminate flooring, a radiator, and loft access - fully boarded and a ladder, LED lighting, and laminate flooring.

### WC

Having a uPVC double-glazed frosted window to the front aspect, a low-level WC, a wash hand basin with storage beneath, a tiled splashback, vinyl flooring, and a radiator. Alarm - serviced yearly.

### First Floor Landing

Carpeted, airing cupboard housing the hot water tank, a radiator, and loft access - half boarded with a ladder and a wall-mounted light.

Access to bedrooms and bathroom.

### Bedroom 1

13' 1" x 12' 9" (3.98m x 3.88m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a recessed wall - currently housing a wardrobe.

### Bedroom 2

12' 1" x 10' 11" (3.68m x 3.32m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a fitted sliding mirror wardrobe, and a radiator.

### Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a storage cupboard.

### Bathroom

9' 8" x 5' 9" (2.94m x 1.75m)

Having a 4-piece suite comprising a shower cubicle, a wash hand basin, a low-level WC, tiled framed bath with handheld shower, tiled walls, laminate flooring, a uPVC double-glazed frosted window to the rear, a vertical radiator, a wall-mounted mirror cabinet with downlights, and an extractor fan.

### Outside Front

A block-paved driveway with parking for multiple vehicles, a lawn area with mature shrubs. Access to:

### Garage

18' 5" x 7' 7" (5.61m x 2.31m)

Fully alarmed. Having an up and over door, power and electrics, and a door leading to the rear garden. Loft access - half boarded and a ladder.

### Outside Rear

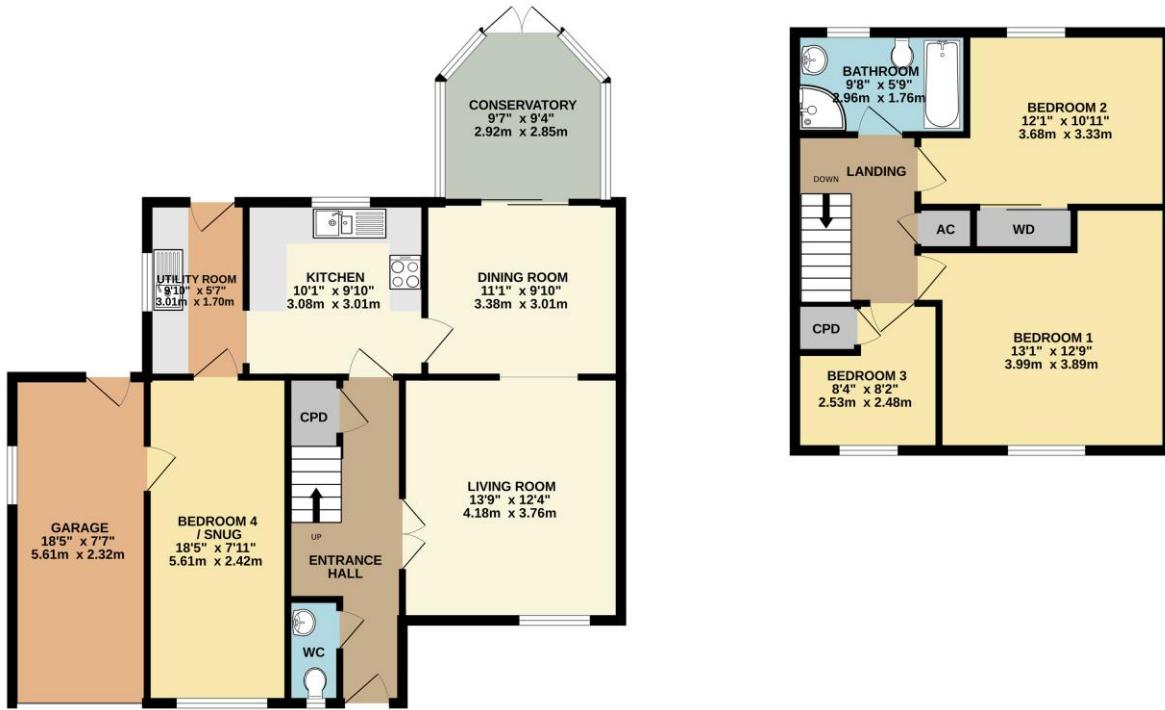
Mostly laid to lawn with patio slabs, fully fenced surround, and access to both sides. Door to the garage.





GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.7 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



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