



# TMS

## ESTATE AGENTS



Lincolns Mead , Lingfield, RH7 6TA

TMS Estate Agents are pleased to offer for sale this 4 bedroom detached house in a quiet cul-de-sac, and highly desirable location, close to Lingfield village centre.

**Offers Over £650,000**

# Lincolns Mead

RH7 6TA



- 4 BEDROOM
- CLOUSE TO LOCAL AMMENITIES
- DETACHED HOUSE
- COUNCIL TAX BAND F
- CUL DE SAC LOCATION
- EPC RATING C

## Ground Floor

Accommodation is spread across 2 floors and comprises:

\* Integral Garage: 4.13m (min) x 2.75m (13' 7" x 9')

Additional storage at rear, up and over door, power and light, side door to Entrance Hall.

\* Entrance Hall

Built-in storage cupboards, carpeted, radiator, stairs to first floor.

\* Downstairs Cloakroom

Double-glazed opaque window to side, white low level wc and corner sink, radiator.

\* Sitting Room: 4.29m x 3.58m (14' 1" x 11' 9")

Double-glazed side panels and French doors opening onto rear garden patio, wall lights, fully carpeted, radiator.

\* Dining Room: 3.41m (exc bay window) x 3.27m (11' 2" x 10' 9")

Double-glazed bay window to front, fully carpeted, radiator.

\* Kitchen: 3.58m (max) x 2.65m (11' 9" x 4" 8' 8")

In a range of base and wall units, worktops on 3 sides, built-in double oven, 4-burner gas hob with extractor above, space and plumbing for dishwasher and washing machine, 1.5 bowl sink and drainer, part-tiled walls, ceramic tiled flooring, double-glazed windows to rear, door to side.

## First Floor

\* Landing

Double-glazed windows to side, airing cupboard, fully carpeted, radiator.

\* Bedroom 1: 3.58m (exc wardrobe depth) x 3.36m (11' 9" x 11')

Double-glazed windows to rear, built-in wardrobes, fully carpeted, radiator, door to:

\* En-Suite

White suite consisting of wash-hand basin, low level wc, shower cubicle, opaque double-glazed window to side.

\* Bedroom 2: 3.61m x 2.74m (exc wardrobe depth) (11' 10" x 9')

Double-glazed windows to rear, built-in wardrobes, fully carpeted, radiator.

\* Bedroom 3: 3.89m x 1.93m (12' 9" x 6'

Two sets of double-glazed windows to front, built-in wardrobe, fully carpeted, radiator.

\* Bedroom 4: 2.45m x 1.69m (8' x 5' 7")

Double-glazed windows to front, built-in wardrobe, fully carpeted, radiator.

\* Family Bathroom

White suite consisting of panel enclosed bath with shower attachment, wash-hand basin and low level wc, radiator, fully tiled on two walls, opaque double-glazed window to side.

## Exterior

\* Driveway for Several Cars

\* Front Garden

Lawn to side of driveway, shrub and flower border, gated side access.

\* Rear Garden

Attractive private and secluded garden with patio area, mostly laid to lawn with mature shrub and hedging borders, fully fenced.

## Agent Note

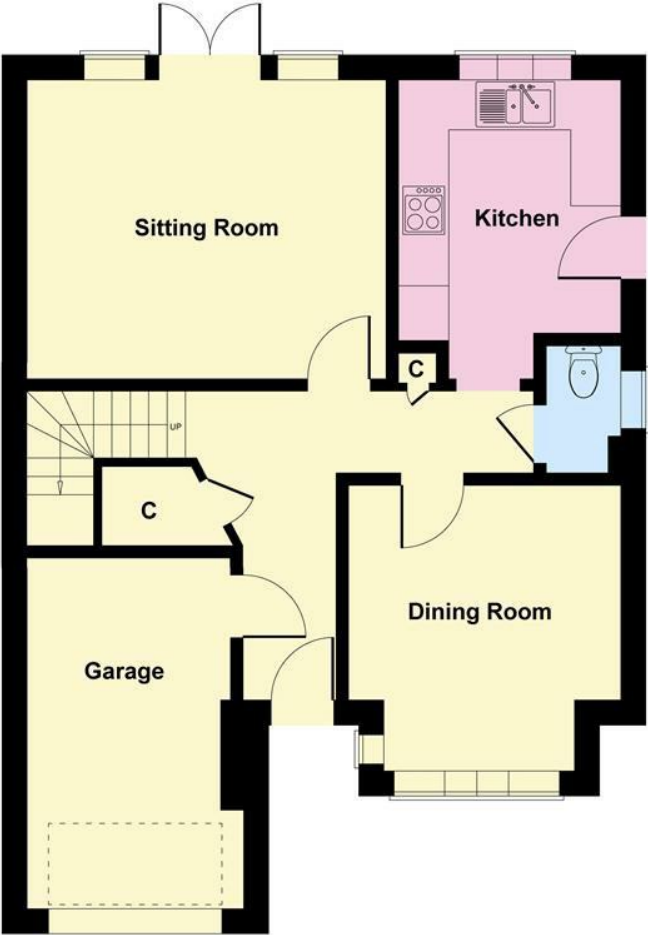
Subject to site maintenance charge last yearly payment £378.28



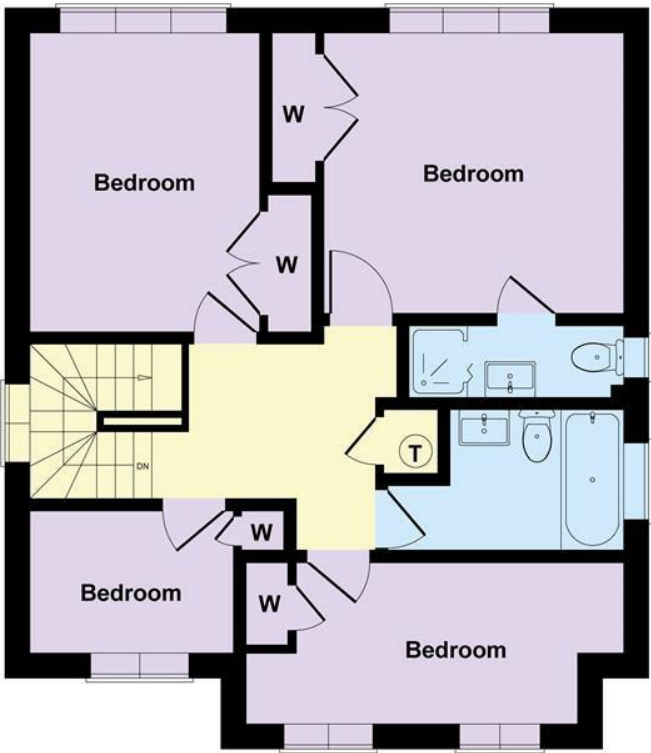




Lincolns Mead



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(38-54) <b>D</b>		
(39-54) <b>E</b>			(21-37) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	