





- Individual Detached House
- Generous Secluded Plot
- Superb Open Plan Living
- Three Double Bedrooms
- Impressive Master Suite
- Large Gated Driveway
- Private Rear Garden
- Call Today To View!

Meadowlake Crescent, Lincoln, LN6 0HZ
Offers In Excess Of £425,000

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STYLISH & INDIVIDUAL DETACHED HOME!

Starkey&Brown are delighted to offer for sale this beautifully presented and individual detached home, occupying a secluded plot at the end of a quiet cul-de-sac on Meadowlake Close, within easy reach of the A46 Lincoln Bypass and just a short walk from Hartsholme Country Park. Having undergone extensive renovation and reconfiguration in recent years, the property offers approximately 1,700 sq ft of stylish and versatile living accommodation, perfectly suited to modern living and entertaining.

The ground floor centres around a fantastic open-plan kitchen and living area, featuring an impressive fitted kitchen with breakfast bar, log burner and patio doors overlooking the front garden. This flows directly into a garden/dining room with French doors onto the rear decking and garden. Also on the ground floor are a particularly large utility room, two double bedrooms and a spacious bathroom with a four-piece suite.

The entire first floor is dedicated to an impressive master suite, comprising a 14'6" bedroom with fitted wardrobes, stylish dressing room and generous ensuite bathroom with four piece suite.

Outside, the property occupies a generous plot with a mature, tree-lined setting, a substantial gated driveway providing parking for many vehicles, and a fully enclosed rear garden enjoying an excellent degree of privacy, with a generous decking area ideal for outdoor dining and entertaining.

Viewing highly recommended!!

Council tax band: D. Freehold.









Entrance Hallway
Having a composite front entrance door, a slate-tiled floor, a large storage/shoe cupboard, a radiator and LED downlights.

Inner Hallway
Having attractive tiled effect vinyl flooring, a radiator, LED downlights, and stairs rising to the master suite.

Open Plan Living Area
22' 9" max x 25' 0" max (6.93m x 7.61m)
Having a kitchen area with a range of matching handleless wall and base units with Corian work surfacing and a breakfast bar, slide-out larder, one and a half bowl single drainer stainless steel sink unit with mixer taps and splashbacks, twin eye-level ovens, five-burner gas hob with cooker hood over, integral full height fridge freezer, integral dishwasher, engineered Walnut wooden flooring, feature Contura log-burner fireplace with glass hearth, two radiators, LED downlights, additional recessed remote control multi colour LED lighting, sliding patio door overlooking the front garden and opening into:



Garden/Dining Room
19' 10" x 8' 4" (6.04m x 2.54m)
Having triple aspect windows overlooking the gardens, ceramic tiled floor, a radiator, LED downlights, and French doors leading onto a timber decking area.



Utlility
14' 0" x 9' 3" (4.26m x 2.82m)
Having a single drainer stainless steel sink unit with mixer taps over and a base unit beneath, plumbing for a washing machine and space for a tumble dryer with an oak work surface, and space for a range of additional appliances or storage. Slate-tiled floor, a radiator, LED downlights, and a stable-style uPVC door leading onto the rear garden.

Bedroom 2
18' 1" x 8' 10" max (5.51m x 2.69m)
Having a radiator.

Bedroom 3
11' 8" x 8' 8" (3.55m x 2.64m)
Having a radiator.

Ground Floor Bathroom
Having a spacious four-piece suite comprising a tiled shower cubicle with mains-fed shower and sliding glass shower doors, a double-ended panelled bath with central mixer taps and hand-held shower attachment over, a wall-hung wash hand basin with tiled splash backs, a low-level WC, ceramic tiled floor, LED downlights and extractor.

First Floor - Master Suite

Master Bedroom
14' 6" x 12' 2" to front of wardrobes (4.42m x 3.71m)
Having fitted sliding door wardrobes with hanging rails and shelving, a radiator, LED downlights, and sliding doors leading to en-suite.

Dressing Room
12' 11" max x 12' 9" max (3.93m x 3.88m)
Having fitted oak dressing unit, an airing cupboard housing Ideal central heating boiler (serviced annually), a radiator, LED downlights and access to loft space.

En-Suite
Having a luxury 4-piece suite comprising a large walk-in shower cubicle with mains-fed shower and curved glass shower screen, panelled bath with central mixer taps and handheld shower attachment over, wall-hung wash hand basin, low-level WC, ceramic tiled floor, a radiator, heated towel rail, LED downlights, extractor and an electric shaver point.

Outside Front
The property offers a substantial tree-lined frontage with double wooden gates giving access to a substantial driveway and turning area with comfortable parking space for 10/15 vehicles, an electrical charge point, large lawned garden area, log store, and gates at both sides leading to the rear garden.

Outside Rear
To the rear of the property, there is a fully enclosed and generous-sized garden offering an excellent degree of privacy extending to both sides and comprising a raised timber decking area with a pergola over, a wide variety of well-maintained plants, shrubs and trees, a large garden shed with an adjacent gravelled seating area with a pergola over it, and outside lighting. Additional paved courtyard garden area to the side suitable for storage or and a garden shed, and an outside power point.





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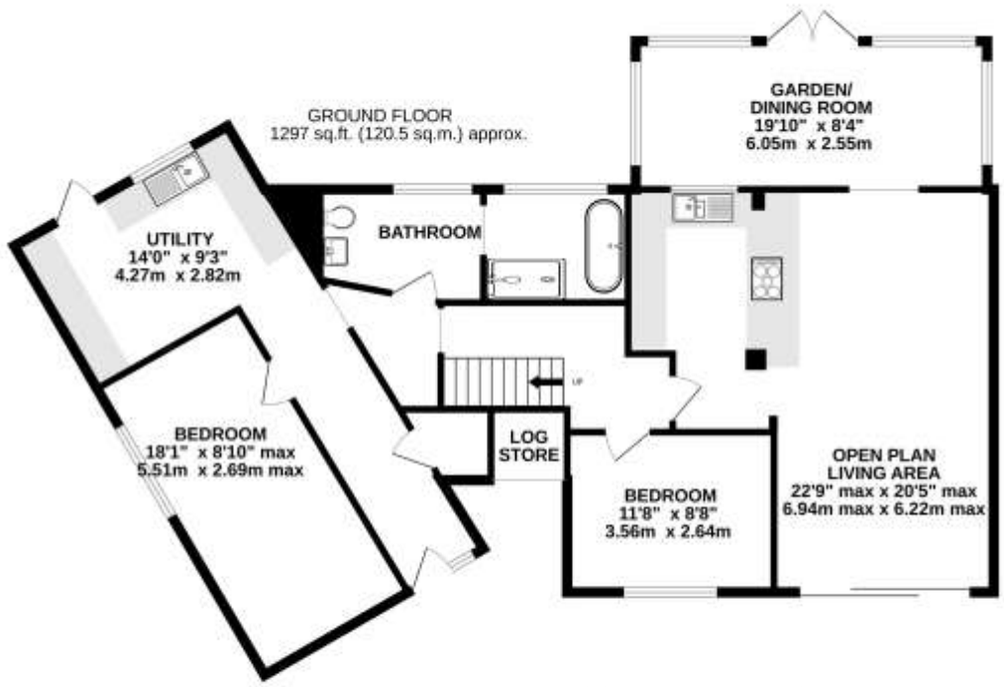
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TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.

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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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