



## 21 Lincoln Way, Maldon, CM9 6GL Price guide £580,000

Nestled in a mews location in Lincoln Way, Maldon, is this four double bedroom detached home that offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a Kitchen with double doors to Dining room and also a Lounge that provides an inviting atmosphere with doors to the rear garden, ideal for both relaxation and entertaining guests. There is also a Cloakroom/Utility room and a Study. The master bedroom benefits from an en-suite. The remaining bedrooms are versatile with the addition of wardrobes which can easily accommodate family members, guests, or even serve as a home office.

Outside, the property boasts a beautifully landscaped SOUTH FACING garden, perfect for enjoying the outdoors. Whether you wish to host summer barbecues or simply unwind in a tranquil setting, this outdoor space is sure to impress. This home is not just a property; it is a lifestyle choice, offering a modern and comfortable living experience in a desirable location. With its thoughtful design and attention to detail, this four-bedroom house is an excellent opportunity for families or individuals seeking a new place to call home in the historic town of Maldon. Please see Agents Note re estate ground maintenance charge. Energy Efficiency Rating B. Council Tax Band F.



**Main Bedroom 15'11 x 11'10 (4.85m x 3.61m)**

Double glazed window, radiator. Door to;

**En Suite**

Double glazed window, chrome style radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap and drawers under. Large shower cubicle which is tiled with shower system.

**Bedroom 2 15'5 x 10'10 (4.70m x 3.30m)**

Double glazed window, radiator. Wardrobes.

**Bedroom 3 13'1 x 10'10 (3.99m x 3.30m)**

Double glazed window, radiator. Wardrobes.

**Bedroom 4 12'6 x 8'1 (3.81m x 2.46m)**

Double glazed window, radiator. Currently used as a dressing room with wardrobes to either side (Please note without the wardrobes this is large enough for a double bed)

**Bathroom**

Double glazed window, Vertical chrome style radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Part tiled.

**Landing**

Access to loft, airing cupboard., radiator. Stairs down to entrance hall.

**Entrance Hall**

Entrance door, storage cupboard. Amtico flooring. Doors to

**Cloakroom/Utility Room 8'7 x 5'5 (2.62m x 1.65m)**

Pvc double glazed window. Selection of base cabinets with integrated washing machine and inset sink. WC. Amtico flooring.

**Study 10'0 x 8'5 (3.05m x 2.57m)**

Double glazed window, radiator. Media wall with cabinets and desk area.

**Lounge 15'6 x 12'9 (4.72m x 3.89m)**

Media wall with inset feature fire, radiator. Double doors leading out to patio and garden.

**Dining Room 12'10 x 10'8 (3.91m x 3.25m)**

Double doors leading out to patio and garden radiator. Amtico flooring. Double doors to kitchen.

**Kitchen 15'8 x 10'9 (4.78m x 3.28m)**

Pvc double glazed window, selection of base and wall cabinets with drawers and full length cupboards one housing wall mounted Ideal boiler. Integrated appliances which include AEG double oven and AEG Induction hob with extractor fan over. Fridge freezer and dish washer. Amtico flooring. Double doors to dining room.

**South Facing Rear Garden**

This delightful Landscaped garden is ideal for relaxing and BBQ's, with patio area and further patio area with raised borders. To the rear of the garage is a cabinet with worktop, fridge and ice box ideal for keeping drinks cool. Outside tap. Access to side. Door to garage.

**Frontage & Parking**

Lawned with parking on driveway leading to the garage.

**Double Length Garage 22'11 (6.99m)**

Up and over door, power and lighting. Door to garden.

**Estate Ground Maintenance Charge**

Please note that there is an estate ground maintenance charge, which the vendor advises as of 2024/25 is £363.00 annually.

**Area Description**

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hylthe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

**Agents Note, Money Laundering & Referrals**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

