







# Foxes Lane, Lincoln

## Asking Price £750,000

MARTIN&CO







# Foxes Lane, Lincoln

## House - Detached

## 5 Bedrooms, 4 Bathroom

## Asking Price £750,000

- Five Bedroom Detached Executive Family Home
- Modern and Well Presented Throughout
- Versitile Living
- Bedroom Annex
- Open Plan Living/ Kitchen/ Diner & Utility Room
- Master Suite with En-Suite & Walk-In Wardrobe
- Large Driveway
- Tenure - Freehold
- Council Tax Band - F
- EPC - C

An exceptional detached family home extending to approximately 3,790 sq ft, situated in a sought-after position on Foxes Lane. Offering spacious and versatile accommodation, the property features a stunning open-plan kitchen/family room, multiple reception rooms, four generous bedrooms, a dedicated cinema room, and a self-contained annexe ideal for multi-generational living or guest accommodation. Set within a substantial plot, this impressive home combines modern family living with excellent access to local amenities, schools, and transport links.

Description
Occupying a desirable position on Foxes Lane, this impressive detached family home offers an abundance of well-appointed living space extending to approximately 3,790 sq ft, perfectly suited to modern family life.

The main residence is centred around a stunning open-plan kitchen and family room measuring over 28ft in both directions, creating a superb entertaining space with ample room for dining and everyday family living. A useful pantry and separate utility room provide practical support to the kitchen area.

Further ground floor accommodation includes a spacious sitting room measuring over 24ft in length, together with an additional reception room that would lend itself to use as a formal dining room, home office, playroom or snug.

To the first floor, the property offers four generously proportioned bedrooms. The principal bedroom benefits from an adjoining dressing area and en-suite bathroom, while the remaining bedrooms are served by a family bathroom and additional shower room, providing excellent facilities for growing families.

A particularly appealing feature of the property is the detached/self-contained annexe, which offers highly versatile accommodation including an open-plan kitchen/living area, double bedroom and bathroom. This space is ideal for dependent relatives, older children, guest accommodation or potential home-working requirements.

In addition, the property benefits from a dedicated cinema room, creating a fantastic leisure and entertainment space rarely found within family homes.










Externally, the property occupies a substantial plot with ample scope for family enjoyment and outdoor entertaining, whilst its position within Lincoln provides convenient access to local amenities, schooling and transport links.

This is a rare opportunity to acquire a substantial and highly versatile family home offering extensive living accommodation together with the added benefit of a separate annexe.

Council Tax Band - F
Tenure - Freehold
EPC - C

Kitchen/ Family Room
28'3" x 11'9"

Sitting Room
24'4" x 14'9"

Utility
13'6" x 7'6"

Cinema Room
19'4" x 18'7"

Bedroom 5
12'0" x 8'10"

Kitchen 2/ Sitting Room
21'10" x 12'6"

Master Bedroom
15'5" x 14'11"

Walk In Wardrobe
9'0" x 7'1"

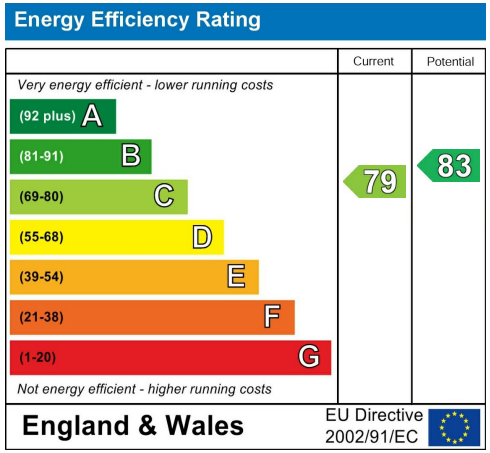
Bedroom 2
15'4" x 13'1"

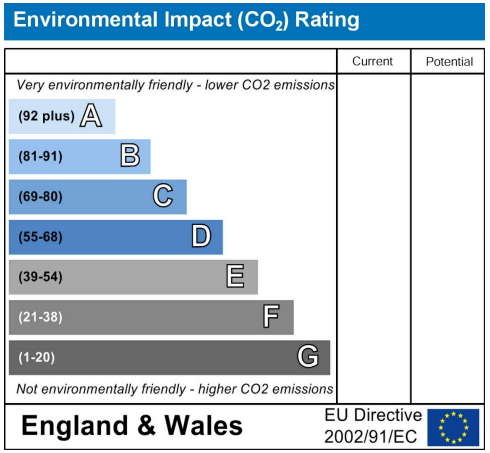
Bedroom 3
12'6" x 12'5"

Bedroom 4
12'9" x 10'9"

Fixtures and Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.






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Approximate Area = 352.1 sq m / 3790 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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The Property Ombudsman