



**The Mead, Lincoln**

**Asking Price £260,000**

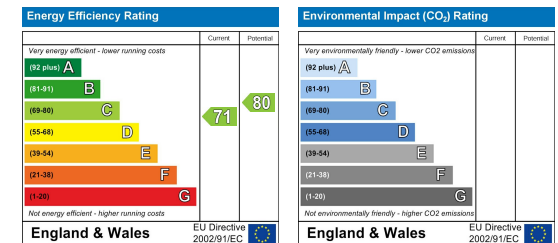


## The Mead, Lincoln

House - Semi-Detached  
5 Bedrooms, 1 Bathroom

Asking Price £260,000

- Extended Family Home
- Popular Location
- Project Opportunity
- Garage and Workshop
- Front and Rear Gardens
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - C



Extended five bedroom semi-detached property offering a fantastic opportunity to the right buyer looking for their next project or forever home. Viewings would be highly recommended to fully appreciate the size and space this property has to offer. Sold with no onward chain. Property comprises internally of an entrance hall, lounge diner, breakfast kitchen, five bedrooms and a shower room. Further benefitting from an integral garage and a detached workshop. Externally offering front and rear gardens and driveway parking.

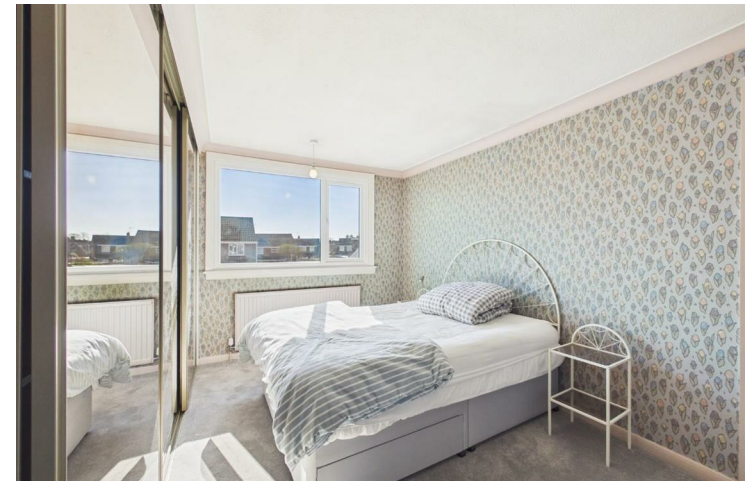
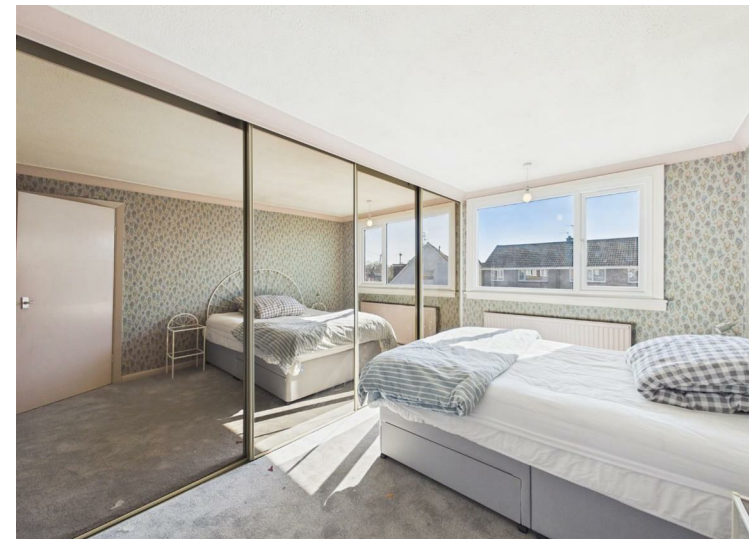
The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages.

North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

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#### Entrance Hall

Wooden entrance door with double glazed side panels, carpet tile flooring, radiator, pendant fitting and stairs rising to the first floor. Storage cupboard beneath the stairs with lighting, houses the mains consumer unit, electric and gas meters.



#### Breakfast Kitchen

18'10" x 10'0" (max measurements).

Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted oven with electric hob and extractor over, space and plumbing for a dishwasher plus further space for an American style fridge freezer. Tiled flooring, PVC side window, partly glazed rear wooden door and window to the garden, ceiling lighting, radiator and access to the garage. There is a fitted breakfast table and stools to be included with the sale.

#### Lounge Diner

24'2" x 10'3" (max measurements).

PVC window to the front with PVC French doors at the rear giving access to the garden, carpet flooring, two radiators, ceiling and wall lighting. Wall mounted gas fire has been disconnected.

#### Stairs / Landing

Pendant fitting and access to the loft space via a fitted pull down ladder.

#### Bedroom

14'10" x 10'4"

PVC window to the front, pendant fitting and a radiator.

#### Bedroom

10'3" x 8'9"

PVC window to the rear, pendant fitting and a radiator.

#### Shower Room

7'2" x 6'6"

Concealed cistern WC and vanity wash basin, cubicle housing the mains thermostatic shower. PVC rear window, heated towel rail, light and extractor.

#### Bedroom

10'9" x 9'9" (max measurements).

PVC rear window, pendant fitting, radiator and fitted wardrobes.

#### Bedroom

12'11" x 8'2" (measured to the fitted wardrobes).

PVC front facing window, carpet flooring, pendant fitting, radiator and fitted sliding mirrored wardrobes.

#### Bedroom

9'10" x 6'6"

PVC window to the front, pendant fitting, radiator and a storage cupboard.

#### Garage

16'9" x 10'6"

Electric up and over door to the front, personnel door into the kitchen, PVC side window, light and power. Fitted base and eye level units with work surfaces, space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer plus the wall mounted Worcester combination boiler is housed.

#### Workshop

19'10" x 9'10"

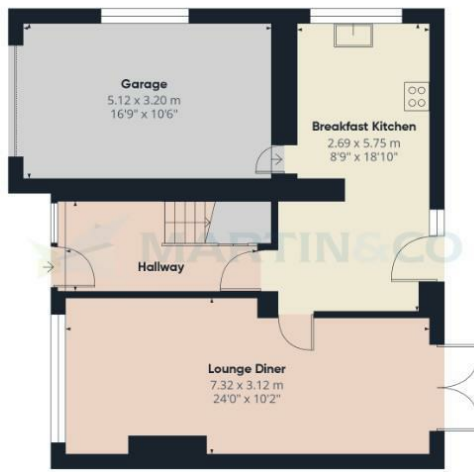
Up and over door to the front, side personnel door and windows, light and power. Beyond the back wall of the workshop, accessed from the garden is a brick built shed and separate WC.

#### Outside

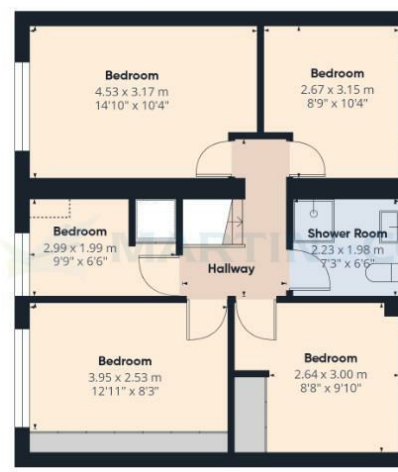
To the front is a garden mostly laid to lawn with a concrete driveway for off road parking and pathways leading to the front and rear. The rear garden is private and laid to lawn, patio seating area and access to the workshop.

Fixtures & 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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

140.3 m<sup>2</sup>

1511 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

