



The Mead, Lincoln

Asking Price £249,950

MARTIN & CO

The Mead, Lincoln

House - Semi-Detached
3 Bedrooms, null Bathroom

Asking Price £249,950

- Three bedrooms
- Driveway parking
- Ground floor shower room
- Contemporary four-piece family bathroom with jacuzzi bath
- Integral garage with power and lighting
- EPC - TBC
- Council Tax Band - B
- Tenure - Freehold

This well-presented home offers modern living accommodation with a bright sun room, integral garage, and landscaped rear garden. The property benefits from UPVC double glazing throughout and a practical layout ideal for families or first-time buyers.

Situated within The Mead, a popular residential area to the south of Lincoln, the property benefits from excellent access to a wide range of local amenities.

Convenient access to local shops, supermarkets and everyday services

Regular bus routes providing easy access into Lincoln city centre

Close proximity to primary and secondary schools

Easy access to major road links including the A46

The Mead area is considered a well established residential neighbourhood, making it appealing for families and professionals alike.

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Draft Particulars
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Entrance Hall
6'4" x 3'1"
Carpet flooring, UPVC double glazed front door and pendant light fitting.



Living Room
12'10" x 13'2"
Wood-effect laminate flooring, electric fire, UPVC double glazed bay window, and wall-mounted uplighters.

Dining Room
10'9" x 10'7"
Radiator, wood-effect laminate flooring and ceiling spotlights. UPVC double glazed French doors leading into the sun room.

Sun Room
10'10" x 9'3"
Bright addition with UPVC double glazed windows, radiator, and UPVC sliding doors opening onto the rear garden.

Kitchen
10'4" x 14'6"
Modern fitted kitchen with tiled flooring, a range of base and eye-level units, NEFF electric hob and oven, composite sink with drainer, and Belling extractor fan.

Shower Room
9'8" x 3'10"
Walk-in shower with Bristan electric shower, low level WC, and porcelain basin set within a vanity unit. UPVC double glazed window.

Garage
13'10" x 9'5"
Fitted with base and eye-level units, power and lighting. Houses the Ideal combi boiler and consumer unit.

Stairs and Landing
5'10" x 3'10"
Carpet flooring, UPVC double glazed window to the side, and access to a boarded loft with pull-down ladder and lighting.

Bedroom
12'5" x 9'11"
UPVC double glazed window to the rear, radiator, built-in wardrobe, carpet flooring and pendant light fitting.

Bedroom
12'11" x 9'3"
UPVC double glazed window to the front, radiator, carpet flooring, fitted corner wardrobes and spotlight lighting.

Bedroom
9'9" x 6'6"
UPVC double glazed window to the front, built-in wardrobe and carpet flooring.

Bathroom
8'10" x 6'7"
Four-piece suite comprising low level WC, porcelain pedestal basin, walk-in mixer shower with dual rainfall head, and jacuzzi bath. Tiled flooring, radiator, extractor fan, globe light and UPVC double glazed privacy window to the rear.

Outside
Rear Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Enclosed garden with patio area, lawn and planted borders.

Front

Paved driveway with gravelled borders, trees and planting.

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.

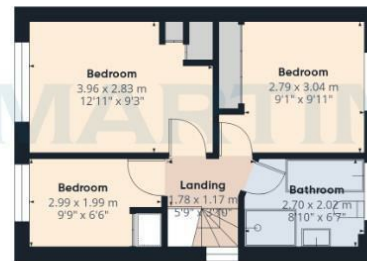




Floor 0

Approximate total area⁽¹⁾

100.6 m²
1084 ft²



Floor 1

(1) Excluding balconies and terraces

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.