



**33 Malham Drive,  
Lincoln, LN6 0XD**



Book a Viewing!

**£700,000**

A truly stunning four bedroom executive detached family home, occupying an idyllic lakeside position with breathtaking panoramic views to the rear. Beautifully renovated by the current owners to an exceptional specification, this impressive home offers stylish, contemporary living throughout. The spacious accommodation comprises a welcoming Entrance Hall, Cloakroom/WC, elegant Lounge, Sun Room, Dining Room, Study, a high-specification Krantz fitted Kitchen/Diner, Cinema Room, Rear Porch, impressive Utility Room, first floor landing, four generously proportioned Double Bedrooms, including a luxurious principal suite with a Walk-in Wardrobe and refitted En-suite Shower Room, together with a beautifully appointed and luxurious Family Bathroom. Outside, the property enjoys a manicured front garden, a generous driveway providing off-road parking for multiple vehicles and a double garage. The beautifully landscaped rear garden is a true highlight, offering direct access to the lakes.





#### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

#### ACCOMMODATION

##### ENTRANCE HALL

12' 9" x 10' 6" (3.91m x 3.21m) A spacious and welcoming entrance hall creating an excellent first impression, featuring a staircase rising to the first floor, laminate flooring and two radiators.

##### CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled splashbacks, laminate flooring, radiator and triple glazed window to the side aspect.

##### LOUNGE

21' 10" x 14' 9" (6.68m x 4.51m) With two triple glazed windows to the side aspect, feature log burner and radiator.



#### SUN ROOM

13' 6" x 9' 5" (4.12m x 2.88m) A light filled room enjoying delightful views over the gardens and lake through triple glazed windows, with a triple glazed door providing direct access to the garden and radiator.

#### DINING ROOM

13' 5" x 11' 11" (4.11m x 3.65m) With triple glazed window to the front aspect with wooden shutters and radiator.

#### STUDY

12' 10" x 11' 11" (3.93m x 3.64m) With triple glazed window to the front aspect with wooden shutters and radiator.

#### KITCHEN/DINER

23' 1" x 12' 10" (7.05m x 3.93m) Refitted with a high specification Krantz kitchen, featuring a comprehensive range of high quality wall and base units with Quartz worktops over, double Belfast sink with mixer tap over, a range of Miele fitted appliances including electric double oven, five ring induction hob and integrated dishwasher, space for American fridge freezer, laminate flooring, spotlights, radiator, double glazed French doors to the rear garden and additional triple glazed door to the garden.



#### CINEMA ROOM

15' 11" x 11' 6" (4.86m x 3.51m) With triple glazed window to the rear aspect, double glazed French doors to the garden, spotlights and two radiators.

#### REAR PORCH

With laminate flooring, radiator and door to the garden.



#### UTILITY ROOM

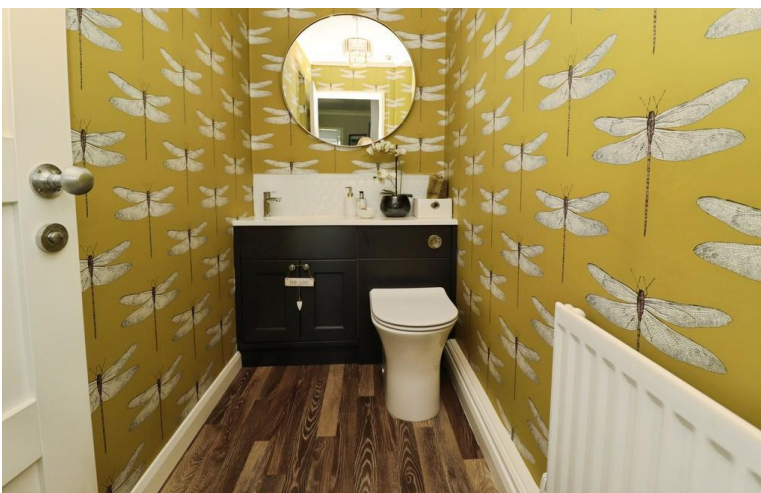
16' 3" x 6' 9" (4.96m x 2.08m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel Belfast sink with mixer tap over, space for washing machine and tumble dryer, clothes hanging space, spotlights, radiator and triple glazed window to the side aspect.

#### FIRST FLOOR LANDING

With two large linen cupboards, triple glazed window to the front aspect and radiator.

#### BEDROOM 1

17' 10" x 12' 9" (5.46m x 3.91m) With triple glazed windows to the front and side aspects and radiator.



#### WALK IN WARDROBE

7' 8" x 7' 3" (2.36m x 2.22m) With bespoke fitted wardrobes and spotlights.

#### EN-SUITE SHOWER ROOM

7' 3" x 6' 10" (2.22m x 2.09m) Refitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit with storage beneath, towel radiator, part tiled walls, laminate flooring, spotlights and triple glazed window to the side aspect.



#### BEDROOM 2

14' 9" x 13' 0" (4.51m x 3.97m) With triple glazed windows to the side and rear aspects, fitted wardrobes and radiator.

#### BEDROOM 3

12' 11" x 11' 7" (3.94m x 3.54m) With triple glazed window to the rear aspect and radiator.

#### BEDROOM 4

12' 5" x 11' 11" (3.81m x 3.65m) With triple glazed windows to the front aspect, bespoke fitted wardrobes and radiator.

#### BATHROOM

Refitted with a luxurious five piece suite comprising of freestanding bath tub, walk-in shower cubicle with rainfall shower head, close coupled WC and twin wash hand basins in a vanity style unit with storage beneath, two towel radiators, tiled walls, laminate flooring, spotlights and triple glazed window to the rear aspect with wooden shutters.



#### OUTSIDE

To the front of the property there is a covered entrance, complemented by a neatly lawned garden with mature shrubs. A gravelled driveway provides ample off-road parking for multiple vehicles and leads to the double garage. The rear garden is undoubtedly one of the property's standout features, enjoying a truly idyllic setting with direct access to and stunning views across the lakes. Beautifully landscaped, the garden is laid mainly to lawn with well stocked flowerbeds, mature shrubs and established trees. A paved patio seating area offers an ideal space for outdoor entertaining, while two decked seating areas provide the perfect vantage points from which to enjoy the peaceful waterside surroundings, with direct access to the lake completing this exceptional outdoor space.



#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE - Freehold.**

**BROADBAND -** Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE -** Check the mobile coverage at the property here – [Mobile Checker](#)

**VIEWINGS -** By prior appointment through Mundys.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





**Ground Floor**

Approx. 181.7 sq. metres (1955.3 sq. feet)



**First Floor**

Approx. 104.8 sq. metres (1128.3 sq. feet)



Total area: approx. 286.5 sq. metres (3083.6 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

