



**MINSTER FIELDS**  
LINCOLN

*The Melrose - a four bedroom detached home*

A large, stylish four bedroom family home with integral garage.

The ground floor offers a spacious lounge with a feature gas fire and surround. The kitchen diner is perfect for entertaining or gathering as a family, with designer units and work surfaces and includes integrated appliances. The large utility room is ideal for laundry. The dining area benefits from French doors leading on to the rear garden with a patio area for outdoor living and socialising. There is a downstairs cloakroom for added convenience.

Upstairs offers four generous sized double bedrooms, with the master having a luxury en-suite shower room with fitted furniture and full wall tiling. The family bathroom benefits from a separate bath and shower cubicle with Porcelanosa tiling, luxury fitted units and heated towel rail.

The Melrose offers an integral garage, private block paved driveway and turfed front garden.

**HOMES OF QUALITY & STYLE**

*Get in touch*

Sales Office: 01522 526025 | Head Office: 01522 512200

Email: [info@taylorlindseyhomes.co.uk](mailto:info@taylorlindseyhomes.co.uk) | [www.taylorlindseyhomes.co.uk](http://www.taylorlindseyhomes.co.uk)

# THE MELROSE

**4 BEDROOM  
DETACHED HOUSE**

*Features include:*

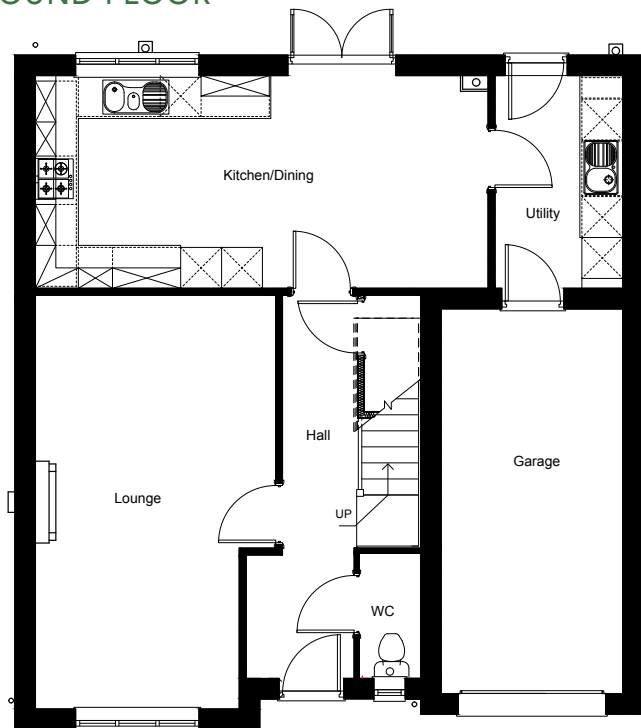
- Sheraton Kitchen including AEG Double Oven, Microwave, Induction hob and Extractor, Zanussi Dishwasher and Fridge Freezer
- Grade A Condensing Boiler
- Porcelanosa Tiling to Bathroom and En-Suite Walls, Kitchen and Cloakroom Floor
- Luxury Fitted Bathroom Furniture
- Intruder Alarm
- Garage with Block Paved Driveway
- Fire & Fire Surround

**TAYLOR**  
HOMES  
**LINDSEY**

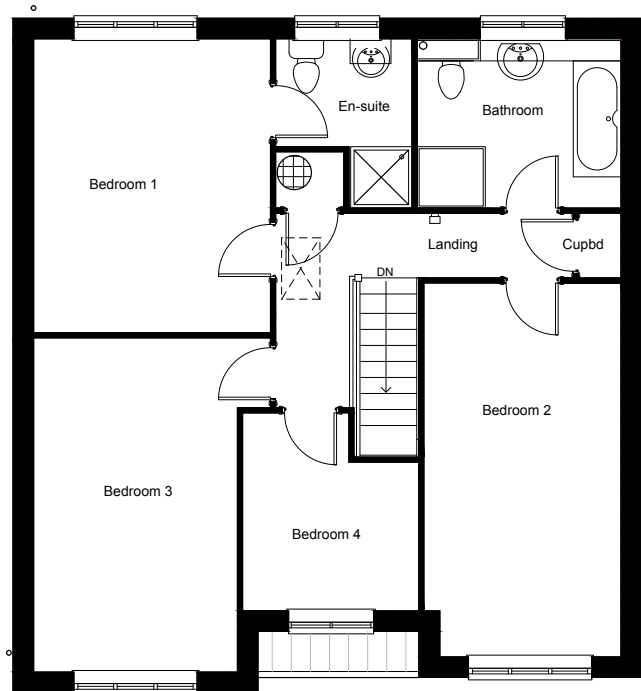
# THE MELROSE

4 BEDROOM  
DETACHED HOUSE

## GROUND FLOOR



## FIRST FLOOR



HOMES OF QUALITY & STYLE

Get in touch

Sales Office: 01522 526025 | Head Office: 01522 512200

Email: [info@taylorlindseyhomes.co.uk](mailto:info@taylorlindseyhomes.co.uk) | [www.taylorlindseyhomes.co.uk](http://www.taylorlindseyhomes.co.uk)



MINSTER FIELDS  
LINCOLN

4 Bedroom Detached | Garage | Lounge  
Kitchen/Dining | Utility | Entrance Hall  
Bathroom | Master En-suite

### Ground Floor

Lounge	19'10" x 11'6"	6.05m x 3.50m
Kitchen/ Dining	21'8" x 10'2"	6.60m x 3.09m
Utility	10'2" x 6'0"	3.09m x 1.85m

### First Floor

Bedroom 1	14'1" x 11'4"	4.28m x 3.45m
En-suite	8'0" x 6'7"	2.43m x 2.00m
Bedroom 2	17'9" x 9'9"	5.40m x 2.96m
Bedroom 3	16'0" x 9'8"	4.88m x 2.96m
Bedroom 4	9'5" x 8'2"	2.87m x 2.50m
Bathroom	9'9" x 8'0"	2.96m x 2.50m

*Illustrations are for indicative purposes only. Changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.*

