



27 Massey Road
Lincoln, LN2 4BN



Book a Viewing!

£650,000

A rare opportunity to purchase a beautiful family home within close proximity to Lincoln's Cathedral Quarter, with outstanding accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, impressive Kitchen Diner, Utility Room, Conservatory and a First Floor Landing leading to four Double Bedrooms, En-Suite Shower Room and a newly fitted four piece Family Bathroom. The property retains many character features whilst having been updated tastefully to a high standard. Outside there is a low maintenance front garden, a block paved driveway and a private enclosed rear garden. Viewing of this property is essential to appreciate its position and the impeccable accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – E

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 Bishop Grosseteste University.



ACCOMMODATION

HALL

A welcoming Entrance Hall with staircase to the First Floor, stained glass windows to the front and side aspects, tiled flooring, understairs storage cupboard, spotlights and radiator.

CLOAKROOM/WC

6' 0" x 5' 10" (1.85m x 1.80m), with close coupled WC, pedestal wash hand basin, tiled flooring, tiled splashbacks, sash window to the side aspect, spotlights and radiator.

LOUNGE

16' 2" x 13' 10" (4.95m x 4.23m), with double glazed bay window to the front aspect, gas fire within a decorative fire surround, wood flooring and radiator.

DINING ROOM

20' 9" x 11' 11" (6.35m x 3.65m), with bay window and door to the rear garden, decorative fireplace, side storage cupboard, wood flooring and radiator.

KITCHEN/DINER

23' 3" x 14' 2" (7.09m x 4.34m), newly fitted with a range of stylish high quality wall and base units with Quartz worktops over, Belfast sink with mixer tap and Fohen boiling water tap over, integrated dishwasher, space for a Range cooker with extractor fan over, central island with further storage beneath, tiled flooring and cooker splashbacks, three sash windows to the side and rear aspects, radiator, spotlights and downlighters.



UTILITY ROOM

8' 10" x 7' 6" (2.71m x 2.31m), with spaces for a washing machine and tumble dryer, Belfast sink with mixer tap over, cupboard housing the wall-mounted gas-fired central heating boiler, tiled flooring, door to the rear garden, windows to the side and rear aspects and radiator.



CONSERVATORY

12' 11" x 10' 7" (3.94m x 3.24m), with double glazed windows and door to the rear garden, ceiling fan, tiled flooring and radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect, stained glass diamond window to the front aspect, spotlights and radiator.



BEDROOM 1

16' 1" x 14' 0" (4.92m x 4.29m), with double glazed bay window to the front aspect, two built-in wardrobes, decorative fireplace, wood flooring and radiator.

BEDROOM 2

11' 1" x 10' 6" (3.38m x 3.22m), with double glazed window to the rear aspect, decorative fireplace and radiator.



EN-SUITE SHOWER ROOM

6' 10" x 3' 4" (2.10m x 1.03 m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, double glazed window to the side aspect, chrome towel radiator and spotlights.

BEDROOM 3

14' 0" x 12' 0" (4.28m x 3.66m), with double glazed window to the rear aspect decorative fireplace and radiator.

BEDROOM 4

10' 10" x 8' 7" (3.32m x 2.62m), with double glazed window to the side aspect, decorative fireplace and radiator.



BATHROOM

10' 9 (max)" x 9' 3" (3.28m x 2.82m), fitted with a four piece suite comprising of shower cubicle, freestanding bath with central taps and shower attachment, pedestal wash hand basin and close coupled WC, part-tiled walls, double glazed window to the side aspect, chrome towel radiator and spotlights.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking and a front garden which is gravelled for low maintenance with decorative shrubs. To the rear is an enclosed garden which is laid mainly to lawn with a patio seating area, flowerbeds, mature shrubs and a shed.



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 murdys.ni

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £50 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Murdys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Murdys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 550088 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 these 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. Murdys makes every effort to ensure these details are accurate however they rely on the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Murdys has any authority to make or give representation or warranty 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 yourself or inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

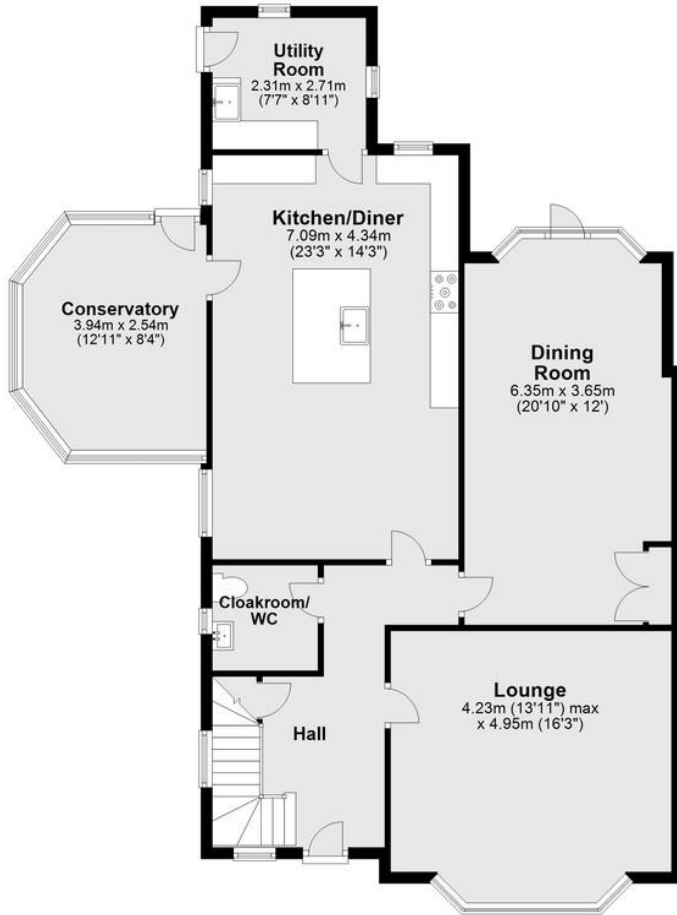
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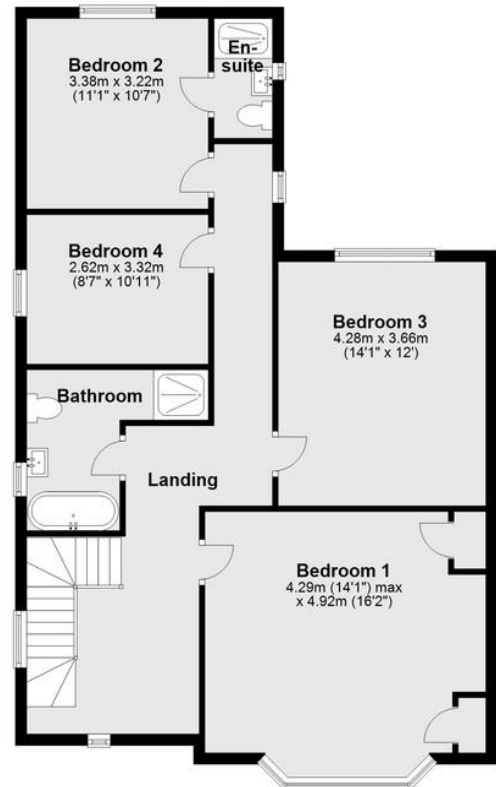
Ground Floor

Approx. 112.6 sq. metres (1212.4 sq. feet)



First Floor

Approx. 88.7 sq. metres (954.6 sq. feet)



Total area: approx. 201.3 sq. metres (2167.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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