



109 Longdales Road

Lincoln, LN2 2JS



Book a Viewing!

£350,000

A fantastic traditional three bedroom semi detached house in the popular and convenient Uphill area of Lincoln. The extended accommodation comprises of Hall, Cloakroom/WC, Lounge, superb open plan Living Kitchen Diner and First Floor Landing leading to three Bedrooms and four piece Family Bathroom. Outside there is a block paved driveway for multiple vehicles and a large rear garden with home office and brick store. Viewing of this family home is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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.





HALL

With staircase to the first floor and radiator.

LOUNGE

13' 4" x 10' 7" (4.08m x 3.23m) With double glazed bay window to the front aspect and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring with underfloor heating and double glazed window to the side aspect.

OPEN PLAN LIVING KITCHN DINER

19' 10" x 21' 7" (6.07m x 6.58m) An impressive open plan room with modern kitchen area fitted with a range of wall and base units with work surfaces over, integrated washer dryer and dishwasher, twin eye level electric ovens, central island with induction hob, undermount 1½ bowl sink with mixer tap over, storage cupboards, spotlights, double glazed bi-fold doors to the rear garden, two Velux windows and tiled flooring with underfloor heating.



FIRST FLOOR LANDING

With double glazed window to the side aspect, loft access point and radiator.

BEDROOM 1

13' 5" x 12' 2" (4.10m x 3.73m) With double glazed window to the rear aspect with Cathedral views, fitted wardrobes with sliding doors and radiator.

BEDROOM 2

11' 8" x 10' 6" (3.57m x 3.22m) With double glazed window to the front aspect and radiator.

BEDROOM 3

7' 10" x 7' 7" (2.41m x 2.32m) With double glazed window to the front aspect, cupboard housing the gas fired central heating boiler and radiator.



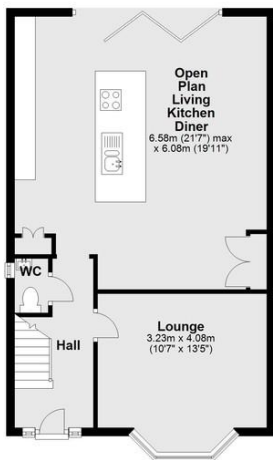
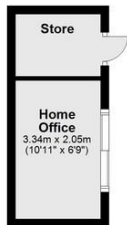
BATHROOM

Fitted with a four piece suite comprising of shower cubicle, freestanding bath, close coupled WC and pedestal wash hand basin, chrome towel radiator, spotlights, tiled walls, tiled flooring with underfloor heating and double glazed window to the rear aspect.





Ground Floor
Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 113.0 sq. metres (1215.9 sq. feet)
For illustration purposes only.
Plan produced using PlanUp.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles. To the rear there is a large enclosed garden laid mainly to lawn with patio seating area, home office, brick store and further seating area covered by a gazebo.

HOME OFFICE

10' 11" x 6' 8" (3.34m x 2.05m) A self contained home office with double glazed sliding patio door, laminate flooring, ceiling heater, spotlights and power supply.

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

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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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 £150 per purchase from them.

CWH, J. Water and Calum Lyman 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys 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 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 their own use and the vendors (lessors) for whom they act as Agents give notice that:

1. The details are 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 whatsoever 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 on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

