



**3 Lee Road,
Lincoln, LN2 4BJ**



Book a Viewing!

£750,000

A rare opportunity to acquire a fantastic five bedroom detached family home situated in this most prestigious Uphill Lincoln position. The impressive and extended accommodation comprises of Entrance Hall, Play Room, Dining Room, Study, Snug, Ground Floor Shower Room, Rear Hall, Fitted Breakfast Kitchen, Impressive Sitting Room and a First Floor Landing leading to a Master Bedroom with En-suite Shower Room, Second Bedroom with En-suite Bathroom, three further Double Bedrooms and a Family Bathroom. Outside there are established front gardens and enclosed and private rear gardens, a driveway for multiple vehicles and a Double Garage. Viewing is essential to appreciate the versatile living accommodation on offer and the position in which this fine family home sits.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

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

ENTRANCE HALL

A welcoming entrance with main entrance door, staircase to the first floor, storage cupboard and radiator.





PLAY ROOM

11' 8" x 9' 8" (3.58m x 2.97m) An ideal family space, with double glazed window to the front aspect and radiator.

DINING ROOM

11' 7" x 11' 7" (3.54m x 3.55m) With double glazed window to the side aspect and radiator.

STUDY

17' 10" x 8' 8" (5.46m x 2.65m) A great space to work from home with double glazed window to the side aspect, built-in book shelf and radiator.

SNUG

16' 7" x 11' 8" (5.07m x 3.58m) A cosy room with electric fire set within a feature fireplace, decorative wall lighting and radiator.



SHOWER ROOM

11' 7" x 4' 11" (3.55m x 1.52m) Fitted with a modern three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, chrome towel radiator, tiled splashbacks and double glazed windows to the front and side aspects.

REAR HALL

With side entrance door and two radiators.

SITTING ROOM

20' 6" x 25' 9" (6.27m x 7.86m) An impressive reception room, spacious enough to accommodate the whole family, with double glazed windows to the side and rear aspects and radiator.



KITCHEN/BREAKFAST ROOM

20' 7" x 11' 8" (6.29m x 3.57m) Fitted with a range of wall and base units with work surfaces over, twin stainless steel sink with side drainers and mixer tap over, spaces for fridge freezer, washing machine and dishwasher, eye level electric oven, 5 ring gas hob with extractor fan over, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard, storage cupboards and two radiators.

BEDROOM 1

20' 6" x 14' 7" (6.27m x 4.45m) A spacious master bedroom with double glazed window to the side aspect.



EN-SUITE SHOWER ROOM

7' 8" x 7' 4" (2.35m x 2.26m) Fitted with a four piece suite comprising of shower cubicle, pedestal wash hand basin, bidet and close coupled WC, radiator, tiled splashbacks and double glazed window to the side aspect.

BEDROOM 2

15' 11" x 11' 5" (4.87m x 3.49m) With double glazed window to the rear aspect, range of fitted wardrobes, dressing table and radiator.



EN SUITE BATHROOM

12' 5" x 4' 11" (3.81m x 1.51m) Fitted with a suite comprising of panelled bath with electric shower over, pedestal wash hand basin, bidet and close coupled WC, radiator, tiled flooring, spotlights and two double glazed windows to the side aspect.

BEDROOM 3

16' 5" x 10' 8" (5.01m x 3.27m) With double glazed window to the rear aspect, fitted wardrobe, dressing table and radiator.

BEDROOM 4

16' 11" x 11' 8" (5.17m x 3.56m) With three double glazed windows to the front and side aspects and radiator.

BEDROOM 5

11' 8" x 9' 9" (3.57m x 2.98m) With double glazed window to the front aspect and radiator.

BATHROOM

8' 8" x 7' 10" (2.66m x 2.41m) Fitted with a four piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin, bidet and close coupled WC, radiator, tiled splashbacks, spotlights and double glazed window to the side aspect.

OUTSIDE

The the front of the property there is a lawned garden set behind low level wall with path to the front door and mature shrubs and flowerbeds. To the side there is a driveway providing off street parking for multiple vehicles and access to the detached double garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed garden, laid mainly to lawn with mature shrubs and flowerbeds and a brick outbuilding/store.

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 – 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 £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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 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.

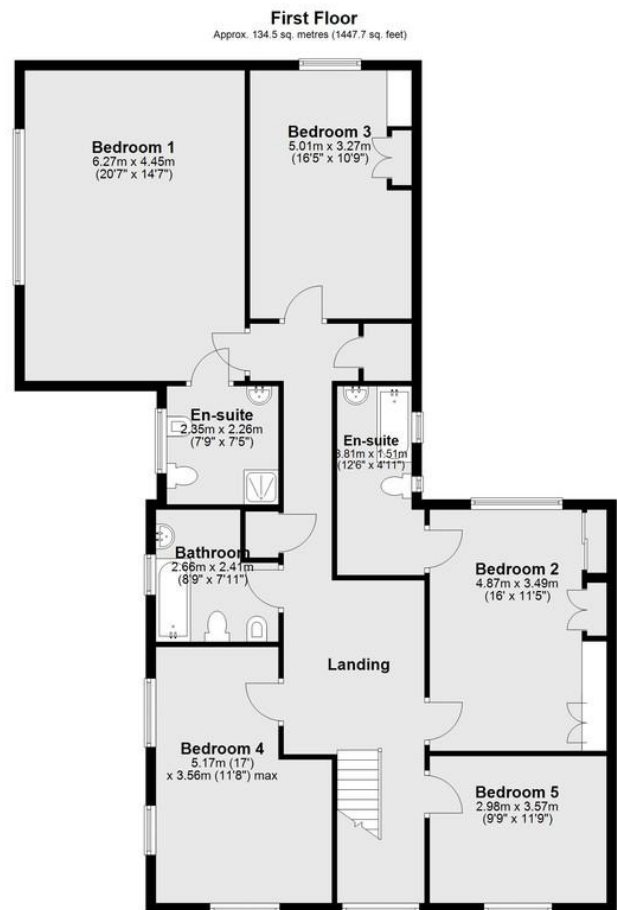
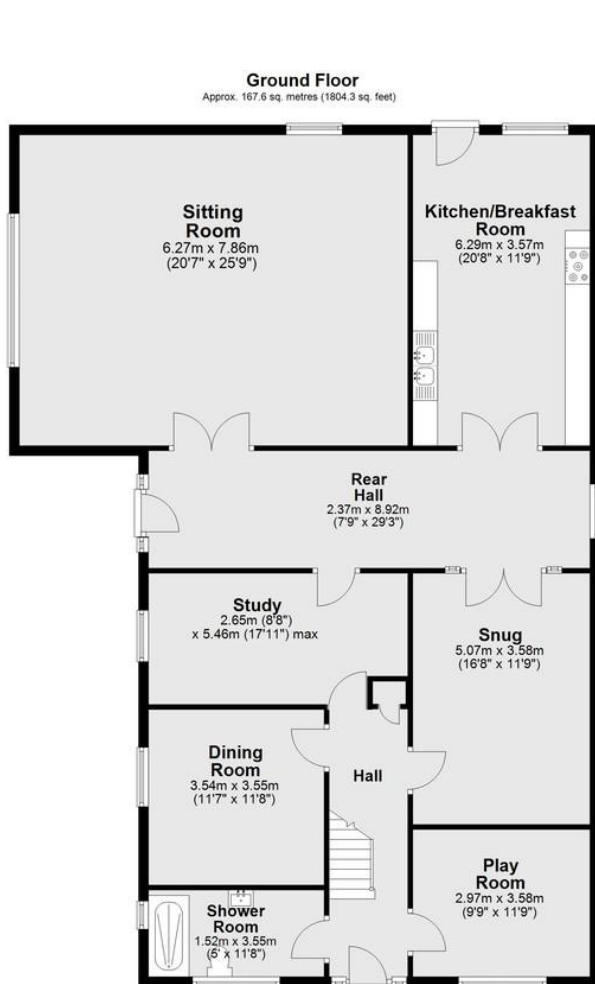
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 302.1 sq. metres (3252.0 sq. feet)



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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