



**210 Long Leys Road,
Lincoln, LN1 1EQ**



Book a Viewing!

Offers in Region of £500,000

A beautifully proportioned Detached Family Home offering exceptionally versatile accommodation over three floors - ideal for growing families or those needing multi functional living space. The property has impressive and versatile accommodation across three floors, comprising of Entrance Hall, Lounge, Cloakroom/WC, impressive Kitchen Diner which is open plan to a fantastic Sun Room with vaulted ceiling, First Floor Landing leading to three Bedrooms, Master having a Dressing Room and four piece En-Suite Bathroom and a Second Floor Landing leading to three more Bedrooms, another with En-Suite Shower Room and a Family Bathroom. The property is set back from the road by a pleasant green area. There is an enclosed rear garden, a secure gated double-width driveway and a detached double garage. Viewing is highly recommended to appreciate the space and versatility of accommodation on offer.





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. The property is ideally situated for access to the A46, A57 and A1 as well as the City Centre and West Common.



ACCOMMODATION

HALL

With staircase to the First Floor, understairs storage cupboard and radiator.

LOUNGE

21' 1" x 11' 3" (6.45m x 3.45m) With double glazed window to the front aspect, double glazed French doors to the rear garden, gas fire set within a decorative fireplace and two radiators.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled walls, laminate flooring, radiator and double glazed window to the rear aspect.



KITCHEN/DINER

21' 1" x 11' 6" (6.45m x 3.51m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, eye-level double electric oven, gas hob with extractor fan over, integrated fridge freezer, space for dishwasher, tiled floor, tiled splashbacks, two radiators to the front and side aspects and double glazed windows to the front and side aspects.

SUN ROOM

11' 10" x 9' 9" (3.63m x 2.98m) Open plan from the kitchen/diner with vaulted ceiling, tiled flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.



UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, radiator, tiled flooring, tiled splashbacks, extractor fan and door to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1

12' 7" x 11' 6" (3.86m x 3.523m) With double glazed window to the front aspect, ceiling fan and radiator.



DRESSING ROOM

8' 3" x 7' 3" (2.54m x 2.22m) With a range of fitted wardrobes, double glazed window to the side aspect and radiator.

EN-SUITE BATHROOM

8' 7" x 8' 3" (2.63m x 2.54m) Fitted with a four piece suite comprising of panelled bath, double shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, laminate flooring, chrome towel radiator, extractor fan and double glazed window to the rear aspect.



BEDROOM 3

12' 11" x 11' 3" (3.94m x 3.44m) (Currently being used as a Cinema room) With double glazed window to the rear aspect and radiator.

BEDROOM 6/STUDY

11' 3" x 7' 11" (3.45m x 2.42m) With double glazed window to the front aspect and radiator.

SECOND FLOOR LANDING

With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 2

13' 3" x 11' 6" (4.04m x 3.53m) With double glazed window to the front aspect, two fitted double wardrobes and radiator.



EN-SUITE SHOWER ROOM

7' 6" x 5' 6" (2.30m x 1.70m) Fitted with a three piece suite comprising of double shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator, extractor fan and double glazed window to the rear aspect.

BEDROOM 4

11' 4" x 9' 11" (3.46m x 3.03m) With double glazed window to the rear aspect, fitted double wardrobes and radiator.

BEDROOM 5

11' 3" x 8' 11" (3.45m x 2.74m) With double glazed window to the rear aspect, fitted double wardrobes and radiator.



BATHROOM

10' 3" x 5' 6" (3.14m x 1.70m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden with shrubs and a path to the front door. The property is set back from the road and overlooks a green area. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and decked seating areas, mature shrubs and flowerbeds and an outside water tap. There is a securely gated block paved driveway providing off-street parking for two vehicles and access to the detached double garage (accessed via Dorrigan Close). The garage has twin up and over doors to the front aspect, light and power. The property also benefits from a secure side gate to the rear with access to the front of the property which has a secondary gate to the garden.





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

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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 & Co, Taylor Rose, 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.

Coverings 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 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

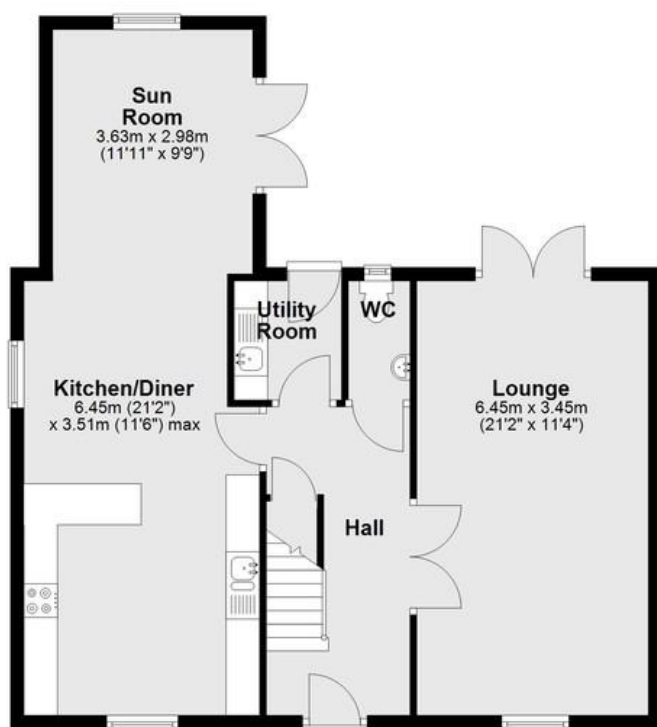
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition 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.

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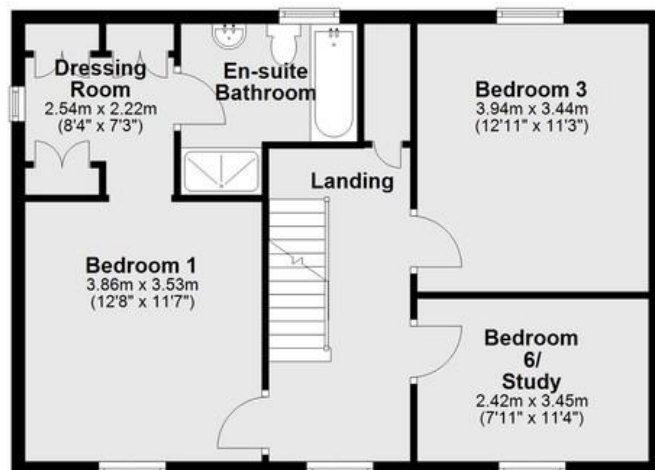
Ground Floor

Approx. 71.1 sq. metres (765.7 sq. feet)



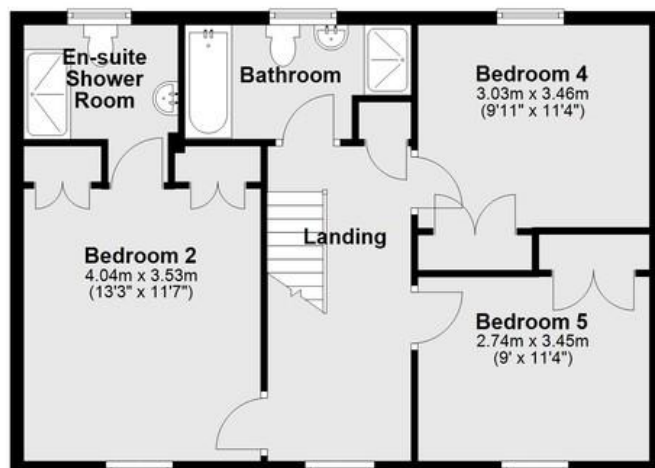
First Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Second Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 190.7 sq. metres (2052.2 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 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.



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