



5 Oakleigh Terrace

Lincoln, LN1 1DY



Book a Viewing!

£235,000

A beautifully refurbished Three Bedroom Mid Terraced Cottage, perfectly positioned on Oakleigh Terrace, within easy reach of Lincoln's vibrant city centre and the scenic West Common. The home has been thoughtfully enhanced by the current owners, offering immaculate interiors alongside a deceptively spacious rear garden and the rare advantage of off street parking - a luxury in such a central location. The accommodation comprises of Entrance Hall, Lounge, Dining Room, a beautifully refitted Kitchen, rear Lobby and a family Bathroom. To the First Floor, the Landing leads to three well appointed Bedrooms. Outside, the property enjoys a charming front courtyard garden, while to the rear lies an enclosed courtyard and an extensive lawned garden stretching back to the driveway providing off-road parking. An exceptional opportunity, this home combines character, convenience and modern comfort in equal measure. Viewing is highly recommended to fully appreciate the standard of finish and the enviable position on which it sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A.

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

With staircase to the first floor.

LOUNGE

12' 3" x 10' 10" (3.74m x 3.32m) With two double glazed windows to the front aspect, decorative fireplace with side storage cupboards and shelving, spotlights and radiator.

DINING ROOM

11' 10" x 11' 10" (3.63m x 3.62m) With double glazed window to the rear aspect, decorative fireplace, under stairs storage cupboard and radiator.

KITCHEN

9' 6" x 6' 1" (2.92m x 1.86m) Recently refitted with a stylish range of wall and base units with work surfaces over, ceramic Belfast sink with mixer tap, electric oven and hob with extractor fan, spaces for fridge freezer and slimline dishwasher, laminate flooring and double glazed window to the side aspect.

REAR LOBBY

With space for washing machine, laminate flooring and door to the rear garden.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled walls, laminate flooring and double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1

11' 11" x 11' 10" (3.65m x 3.62m) With double glazed window to the rear aspect, over stairs storage cupboard, fitted wardrobe and radiator.

BEDROOM 2

10' 10" x 6' 3" (3.32m x 1.93m) With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 3

8' 9" x 7' 9" (2.68m x 2.37m) With double glazed window to front aspect and radiator.

OUTSIDE

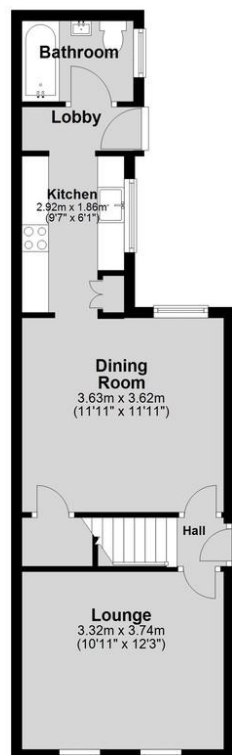
To the front of the property are steps leading down to a secluded front courtyard garden. To the rear of the property there is an enclosed courtyard garden with block paved seating area, side raised flowerbeds and a brick store. Beyond this is a secure gate leading to the extensive lawned garden and access to an off road parking area for multiple vehicles, accessed from Oakleigh Drive. There is space for a garage to be built (subject to the necessary planning permission).





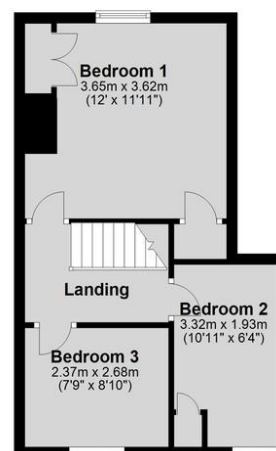
Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 73.2 sq. metres (788.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

WEBSITE

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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 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 Walter and Callum Lyman 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 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:

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.
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