



10 Longdales Road
Lincoln, LN2 2JU

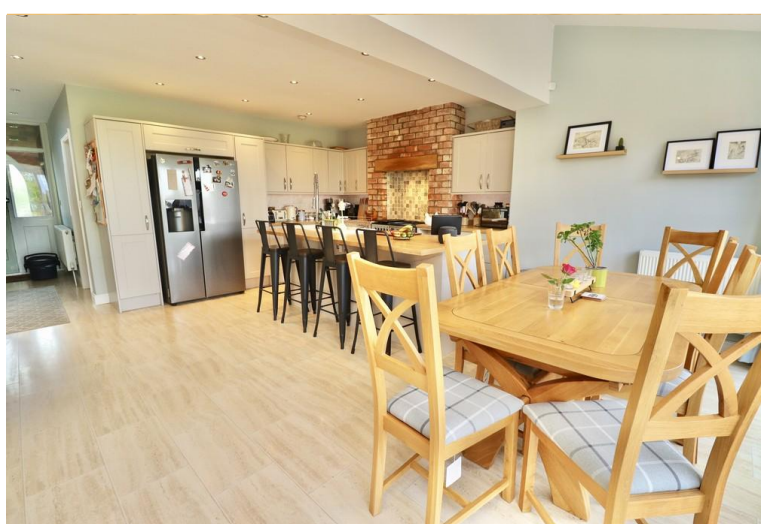
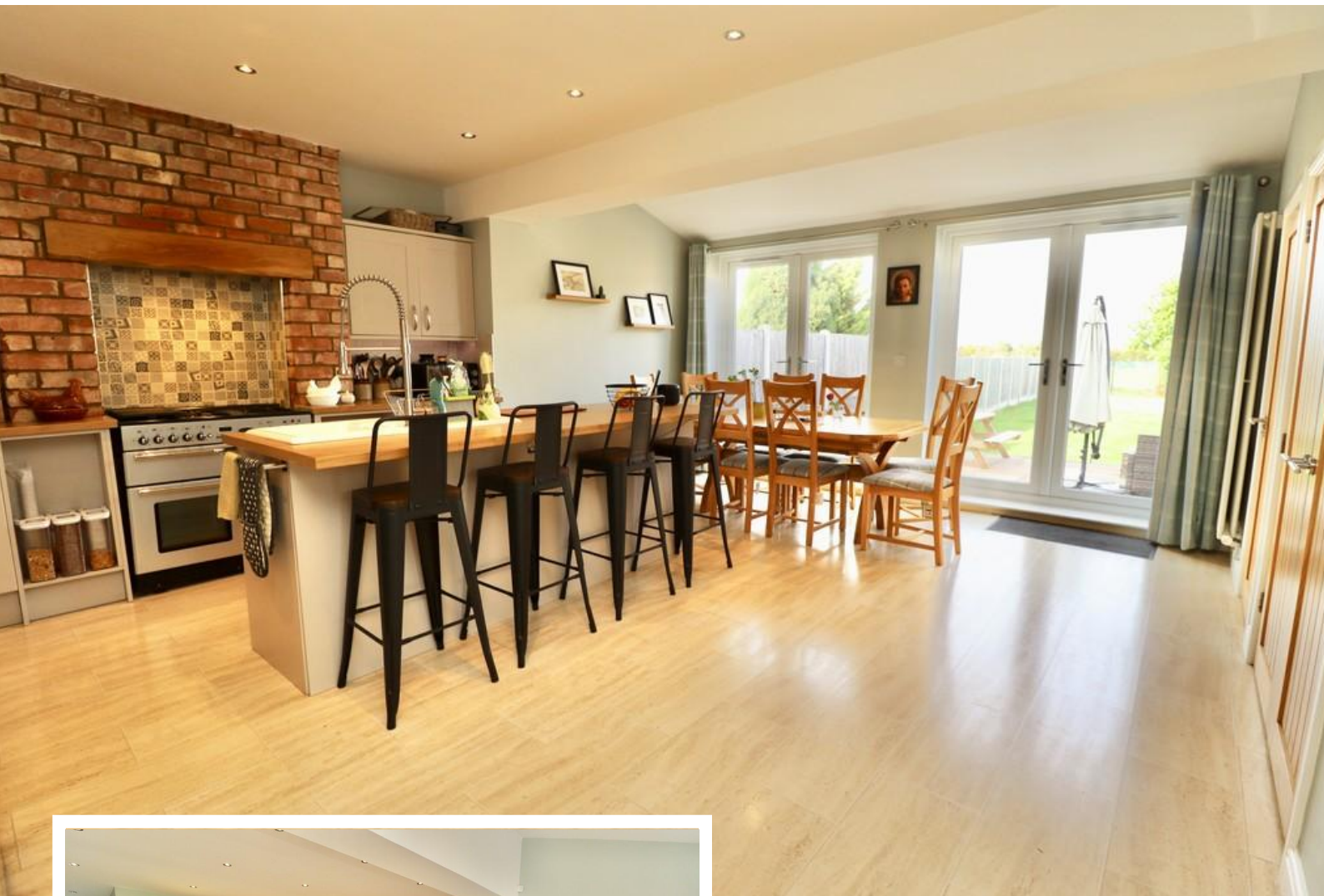


Book a Viewing!

£350,000

A traditional Three Bedroom, double bay fronted Semi Detached Home, ideally situated in the sought after Uphill area of Lincoln. Extended and beautifully presented throughout, the accommodation includes a Porch, Entrance Hall, Lounge with log burner and bay window, and a superb open plan Living Kitchen Diner – perfect for modern family living. There is also a Utility Cupboard and a convenient Cloakroom/WC. To the First Floor, a Landing leads to three well proportioned Bedrooms and a stylish four piece Family Bathroom. Outside, the property enjoys a gravelled driveway providing ample parking for multiple vehicles, to the rear there is a generous garden featuring a home office and brick built garden store. Viewing is highly recommended to fully appreciate this delightful family home.





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.



ACCOMMODATION

PORCH

With tiled flooring.

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

12' 6" x 11' 11" (3.83m x 3.65m) With double glazed bay window to the front aspect, log burner, laminate flooring and radiator.

OPEN PLAN KITCHEN DINER

19' 11" x 16' 6" (6.08m x 5.03m) An impressive open plan room with modern kitchen area fitted with a range of wall and base units with work surfaces over, integrated dishwasher, spaces for American fridge freezer and Range cooker, ceramic 1 ½ bowl sink with mixer tap, central island with breakfast bar, spotlights, tiled flooring, two sets double glazed French doors to the rear garden, double glazed door to the side aspect and two radiators.

UTILITY CUPBOARD

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler and tiled flooring.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 11" x 11' 6" (3.64m x 3.52m) With double glazed bay window to the front aspect, fitted wardrobes with sliding doors and radiator.

BEDROOM 2

11' 11" x 11' 4" (3.64m x 3.47m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 2" x 7' 11" (2.51m x 2.42m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a stylish four piece suite comprising of shower cubicle, freestanding bath, close coupled WC and wash hand basin in a vanity style unit, chrome towel rail, radiator, part tiled walls, tiled flooring, and double glazed window to the rear aspect.

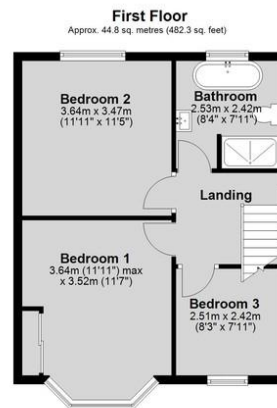
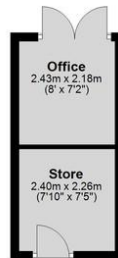
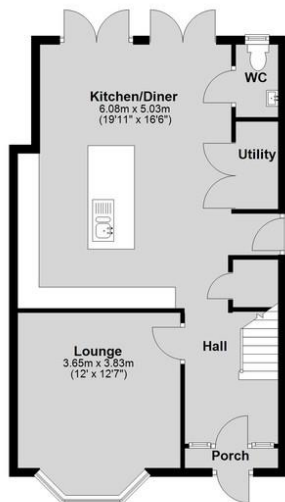
OUTSIDE

To the front of the property there is a gravelled 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, a home office, and a brick store.





Ground Floor
Approx. 70.4 sq. metres (757.8 sq. feet)



Total area: approx. 115.2 sq. metres (1240.1 sq. feet)

HOME OFFICE

7' 11" x 7' 1" (2.43m x 2.18m) A self contained home office with double glazed French doors, laminate flooring and power supply.

WEBSITE

Our detailed website show 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, 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 Calum 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 are 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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.

