



# the agent



## 13 Massey Road, Lincoln, LN2 4BN

Offers In The Region Of £575,000

- Four Bedroom Semi Detached House
- Large Lounge
- Shower Room and Bathroom
- EPC Rating C
- Popular Uphill Location
- Dining Room
- Many Period Features
- Open Plan Kitchen with Dining Area
- Conservatory
- Off Road Parking and Double Garage

# 13 Massey Road, Lincoln LN2 4BN

UPHILL LOCATION, Four Double Bedrooms, OPEN PLAN Kitchen Living, Lounge, Separate Dining Room, Conservatory, Shower Room and Separate Bathroom. Many Period Features, with rear garden and DOUBLE GARAGE and PARKING. Potential for EXTENSION Subject to Planning



Council Tax Band: E



## Property Description

We are delighted to offer to the market this substantial semi detached house situated on arguably one of the most popular uphill roads in Lincoln. Massey Road is situated within close proximity to the Cathedral Quarter of Lincoln and is a wide residential street of similar Victorian houses. It is within easy walking distance to the variety of shops and restaurants that can be found in uphill Lincoln and has easy vehicular access out of Lincoln onto the A46 Lincoln Bypass. This property has been the family home for the current owners for a number of decades and it is now looking for new owners who wish to create a property with their own style and preferences. The generous sized rooms offer a tremendous amount of potential whilst many of the original decorative features of the property remain. There is scope to create a property that could incorporate both modern and period features with also space to the rear to potentially extend if desired to create a larger family home (subject to planning).

The property currently offers a large reception hall with original stained glass windows, a large reception room to the front with a bay window, a further reception room to the rear which leads onto a conservatory and a large open plan kitchen dining room. To the first floor you will find four double bedrooms, a bathroom and separate WC with a second shower room also available on the ground floor. To the front of the property is a paved area offering off road parking and a driveway to the side of the property, which offers shared access with the neighbouring property, leading to a large rear garden with a detached double garage. The property benefits from gas central heating and mains services.

### Entrance Hall

A substantial entrance hall area with original stained glass windows and stairs leading to the first floor. With access to all other ground floor rooms. There are many original period features and potential to create a very impressive entrance to the property.

### Lounge

16'10" x 13'10"

Situated to the front of the property with a large bay window to the front and a high ceiling with original coving. Fireplace surround with gas fire, with potential to be reverted back to an open fireplace.

### Kitchen

16'0" x 10'2"

A large open plan kitchen with double aspect windows creating a light open space. With fitted units, double sink with drainer and hob with oven. With a door leading to the conservatory and open through to the Breakfast/Living Area. This room has a tremendous amount of scope to create a large family live in kitchen with access out to the rear garden.

### Breakfast Room

16'0" x 10'11"

A large area off the kitchen with door leading to the entrance hall. With scope to create a large open plan family living area to the rear of the property.

### Dining Room

13'1" x 11'10"

This further smaller reception room has a variety of potential uses, it could be used as a formal dining room, a study or a smaller sitting room/snug. With decorative fireplace surround with gas fire, with potential to be reverted back to an open fireplace. With doors leading to the conservatory.

### Conservatory

11'10" x 11'9"

Access via the Dining Room and off the Kitchen and situated to the rear of the property with doors leading out to the back garden.

### Shower Room

8'6" x 6'9"

Situated off the Entrance Hall with frosted window to the side, single shower cubicle, low level WC and hand basin.

### Landing

With original stained glass windows leading up the angled staircase onto the landing which gives access to all first floor rooms; and a storage cupboard and access to the loft.

### Bedroom 1

16'10" x 13'10"

Situated to the front of the property with a large bay window to the front and two fitted wardrobes. This is a substantial master bedroom which has potential to extend into the cupboard on the landing to create an ensuite if desired.

### Bedroom 2

13'1" x 11'10"

With window to the rear of the property and an original Victorian fitted wardrobe.

### Bedroom 3

12'7" x 10'10"

With window to the side of the property and cupboard housing hot water cylinder.

### Bedroom 4

12'2" x 10'1"

Situated to the rear of the property with window overlooking the rear garden and a wash

hand basin. There is further potential to create an ensuite to this room extending into the WC next door.

#### Bathroom

6'2" x 5'7"

Situated off the landing with panel bath and hand basin. With window overlooking the side of the property.

#### WC

Situated to the rear of the property next to Bedroom 4, with low level WC and hand basin.

#### Front of Property

The property has a paved frontage leading to the pavement giving off road parking. With access down the side of the property via a driveway leading to the rear garden and gives shared access to the neighbouring property.

#### Rear Garden

The property has a generous sized rear garden which offers potential for the property to be extended (subject to planning) should it be required. With two external storage sheds attached to the rear of the property and a detached double garage in the rear garden. There is plenty of scope to create an impressive entertaining space to the rear of the property leading from the conservatory and the open plan kitchen living space.

#### Services

All mains Services

Gas Central Heating

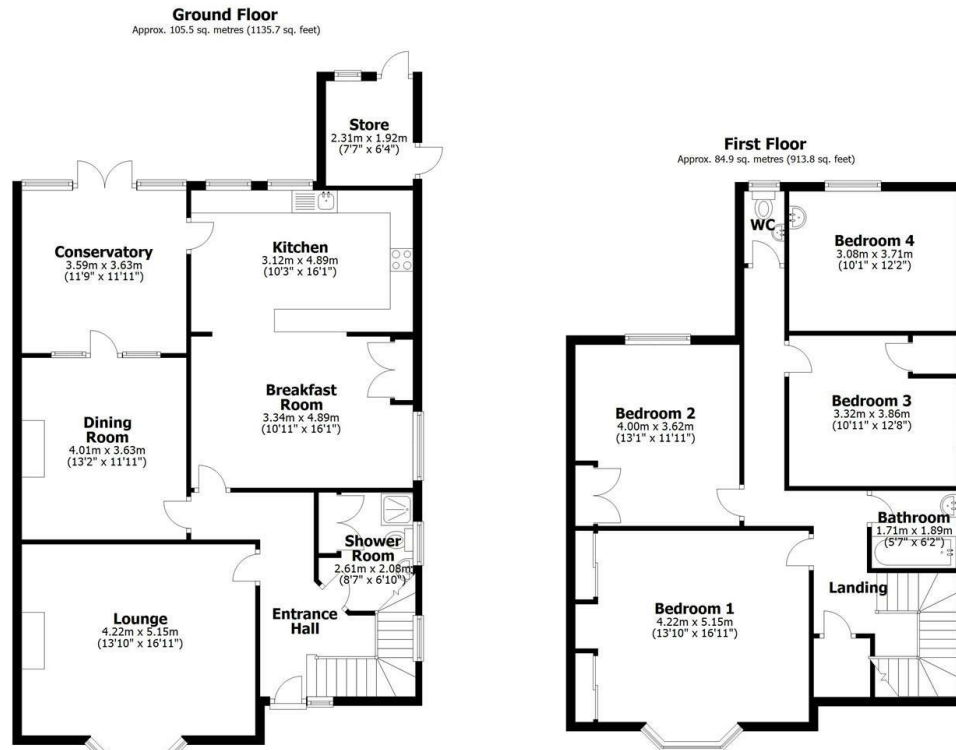
City of Lincoln Council

Council Tax Band E

EPC Rating C

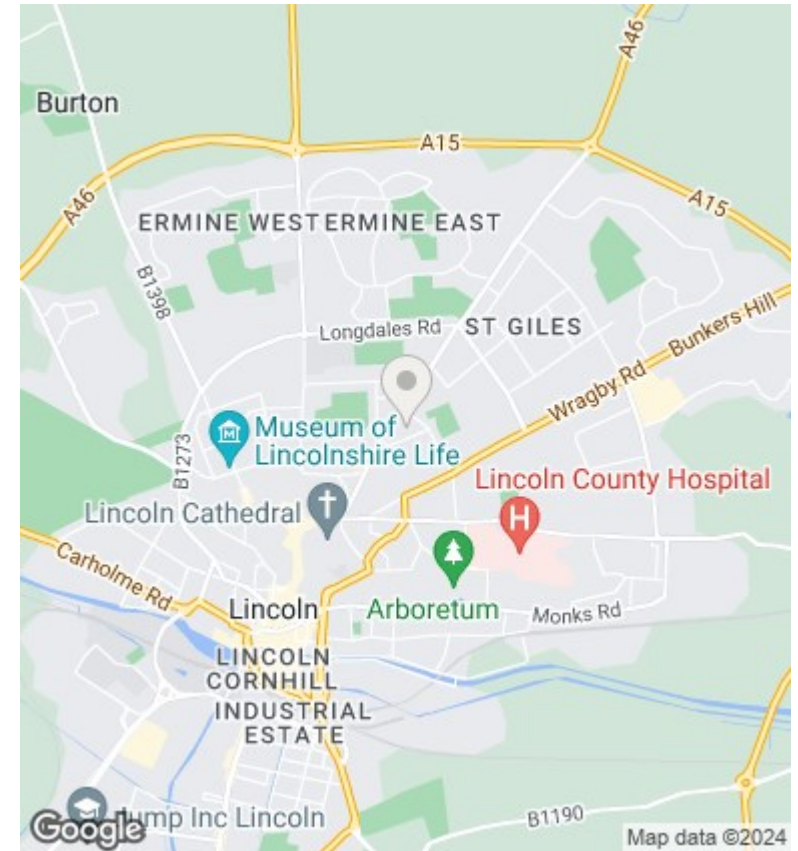






Total area: approx. 190.4 sq. metres (2049.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	