



- 25'0 Kitchen Breakfast Room
- 4 Bedroom Family Home
- Garden Room
- Utility Room & Downstairs WC
- Master Bedroom With En-Suite
- Integral Garage
- Generous Driveway Parking
- Private Enclosed South-West Facing Garden

Longdales Place, Lincoln, LN2 2JZ,
£375,000





Starkey&Brown is pleased to present for sale this fantastic 4 bedroom detached property built by Lindum Homes. Longdales Place is situated off Longdales Road giving good access to Lincoln Cathedral quarter and Uphill area. Accommodation briefly comprises of a lounge, kitchen breakfast room, utility room, garden room, downstairs WC and an integral garage. Rising to the first floor there are 4 well appointed bedrooms with the master bedroom benefitting from en-suite and built-in storage and a family bathroom. Further benefits of the property includes gas central heating and uPVC double glazing throughout. Outside the property has generous driveway parking for 3/4 vehicles and an integral garage. To the rear of the property there is a private enclosed south-west facing garden. Contact Starkey&Brown to arrange a viewing. Council tax band: D. Freehold.



Lounge

Having uPVC bay window to front aspect, radiator and a feature fireplace.

Kitchen/Breakfast Room

25' 1" x 9' 6" (7.64m x 2.89m)

Having a range of base and eye level units with counter worktops, integral dishwasher, fridge freezer, oven and 4 ring gas hob, uPVC double glazed window to side and rear aspects, tiled walls and floor, a stainless steel sink and drainer unit.

Garden Room

10' 3" x 8' 1" (3.12m x 2.46m)

Having uPVC double glazed window to rear aspect and uPVC French doors to side aspect.

Utility Room

7' 1" x 4' 4" (2.16m x 1.32m)

Having worktop, plumbing for washing machine, stainless steel sink and drainer unit, cupboard housing central heating boiler, tiled walls and floor and uPVC double glazed door leading to rear aspect.

Downstairs WC

5' 2" x 3' 0" (1.57m x 0.91m)

Having low level WC, wash hand basin and a radiator.

First Floor Landing

Master Bedroom

15' 7" x 10' 10" (4.75m x 3.30m)

Having 2 uPVC double glazed windows to front aspect, a built-in wardrobe and radiator. Access to:

En-Suite

Having low level WC, wash hand basin unit, a shower cubicle, towel rail and radiator.

Bedroom 2

11' 4" x 9' 0" (3.45m x 2.74m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

11' 6" x 9' 4" (3.50m x 2.84m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4 (Currently staged as a home office)

8' 4" x 7' 11" (2.54m x 2.41m)

Having uPVC double glazed window to front aspect and radiator.

Family Bathroom

7' 7" x 7' 2" (2.31m x 2.18m)

Having uPVC double glazed obscured window to side aspect, low level WC, wash hand basin, panelled bath with shower over, shaver point, tiled walls and vinyl flooring.

Outside Rear

Being an enclosed south-west facing, mostly laid to lawn garden with borders, patio area, side access leading to side of the property.

Outside Front

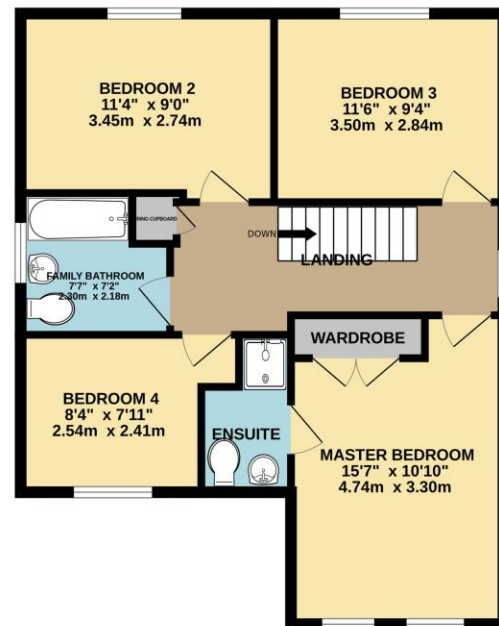
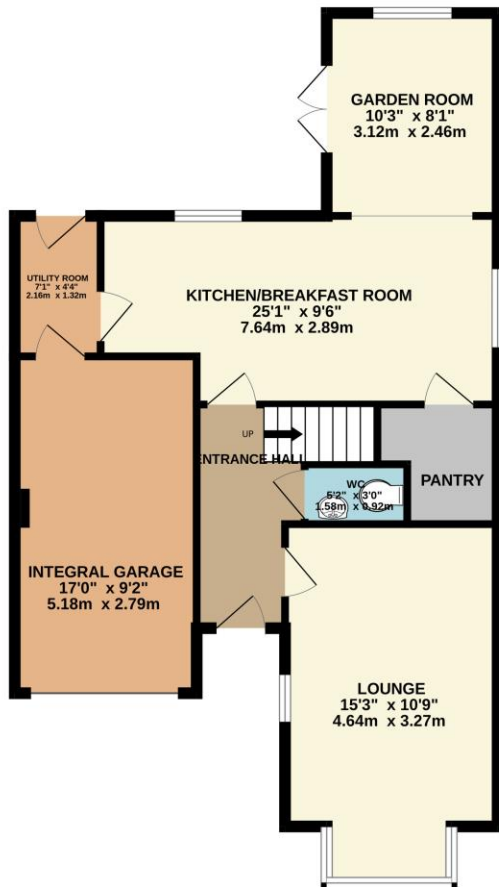
Having block paved driveway with parking for 3/4 vehicles and access to integral garage.





GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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