

- Extended 3 Double Bedroom Family Home
- Semi-Detached House
- Large Kitchen Diner
- Lounge & Garden Room

- 2 Bathroom
- Generous South-Facing Garden
- Driveway Parking
- Cathedral Views

Longdales Road, Uphill, LN2 2JS,
£339,950





Starkey&Brown is delighted to represent this extended 3 double bedroom semi-detached house situated within the Uphill area of Lincoln. The property makes an ideal family home having 3 double bedrooms and 2 bathrooms. Whilst the ground floor has been extended to include a garden room with a solid roof overlooking the rear garden, a large kitchen diner space and a traditional bay fronted lounge creating a cosy atmosphere. Externally, the property comes with a generous sized rear garden being mainly to lawn, ideal for entertaining and relaxing with guests with Cathedral views. To the front of the property there is off street parking for a minimum of 2 vehicles. Nearby amenities include schooling at primary and secondary levels, walking distance to Lincoln Bailgate area which includes access to the historic Lincoln Cathedral and Lincoln Castle. For further details and viewing arrangements contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having front door entry to front aspect, stairs rising to first floor, decorative patterned vinyl flooring, radiator and understairs storage cupboard. Access into:

Lounge

13' 1" x 10' 5" (3.98m x 3.17m)

Having radiator and a uPVC double glazed bay window to front aspect.

Kitchen Diner

12' 2" x 26' 8" max (3.71m x 8.12m)

Kitchen Area

Having a range of base and eye level units with counter worktops, tiled flooring and large range cooker with 5 ring hob and extractor hood over. Two uPVC double glazed windows to rear aspect, integrated dishwasher, space and plumbing for further appliances.

Dining Space

Having a single radiator, tiled flooring and coved ceiling.

Garden Room

11' 9" x 11' 2" (3.58m x 3.40m)

Having a solid roof with uPVC double glazed window to rear aspect, French doors to side aspect leading onto the rear garden and a radiator.

Utility Room

4' 7" x 5' 10" (1.40m x 1.78m)

Having tiled flooring, uPVC double glazed obscured window to side aspect leading and extractor unit. Currently housing the sellers washer dryer and fridge freezer. Access into:

Store Room

First Floor Landing

Having exposed wood floor, large airing cupboard with railing and a radiator. An additional storage cupboard, loft access with a pull down ladder and being boarded with insulation and light.

Master Bedroom

10' 6" x 11' 8" max (3.20m x 3.55m)

Having wood flooring, radiator and uPVC double glazed window to front aspect.

En-Suite

7' 6" x 7' 6" into shower (2.28m x 2.28m)

Having a large shower cubicle with low level WC, floating hand wash basin unit, vinyl patterned flooring, uPVC double glazed obscured window to front aspect, heated chrome hand towel rail and extractor unit.

Bedroom 2

13' 1" max x 12' 2" (3.98m x 3.71m)

Having uPVC double glazed window to rear aspect enjoying an impressive Cathedral view, radiator, exposed wooden flooring, exposed brickwork with a coved ceiling finish and deep skirting boards.

Bedroom 3

9' 3" x 13' 2" (2.82m x 4.01m)

Having 2 uPVC double glazed windows to rear aspect with impressive Cathedral views and a radiator.

Bathroom

9' 3" x 5' 8" (2.82m x 1.73m)

Having a 3 piece suite comprising a panelled bath with shower head over, low level WC, floating hand wash basin unit, chrome heated hand towel rail, extractor unit and uPVC double glazed obscured window to front aspect.

Outside Rear

Having an enclosed garden with fenced perimeters being mostly laid to lawn with a patio seating area finished with mature flowerbed and planters. A second section with two timber built outbuildings, one being in a form of a garden shed and the other being a summer house. Garden backing onto playing fields.

Outside Front

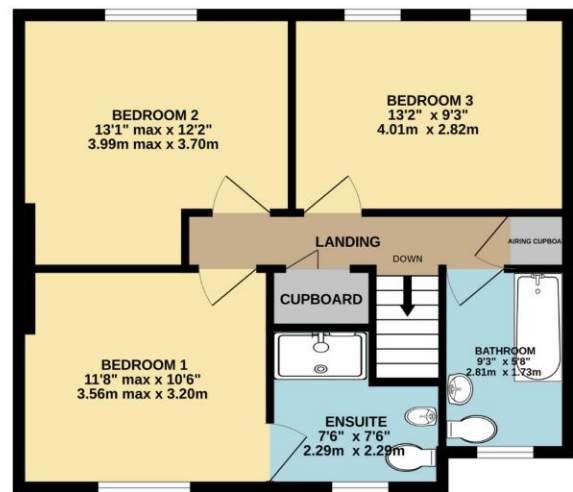
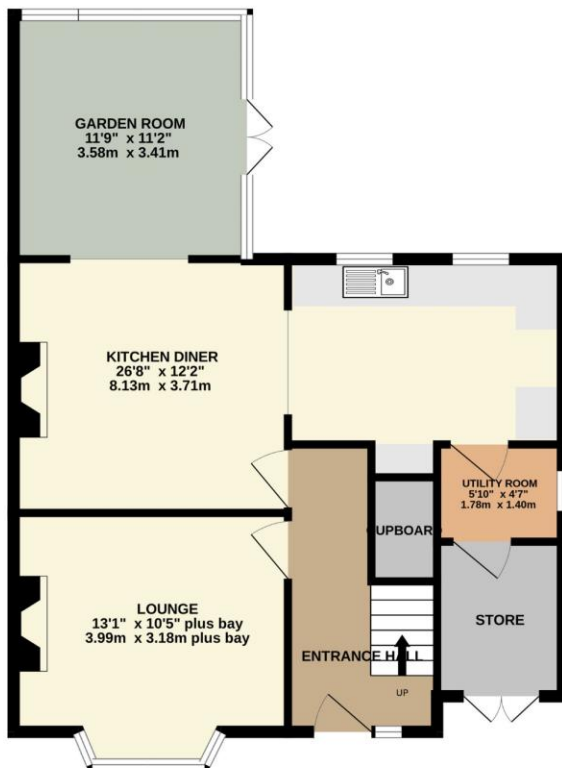
Having off street parking for multiple vehicles.





GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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