



23 Upper Long Leys Road
Lincoln. LN1 3NJ

BELL





23 Upper Long Leys Road Lincoln

This is a very well maintained and presented detached chalet bungalow, discreetly located in this key uphill Lincoln location, within 10 minute walk to Lincoln Castle & Cathedral, with the most outstanding, panoramic westerly views out from the north cliff escarpment over miles of Trent Valley countryside below.

The bungalow offers a very good range of well laid out and proportioned family accommodation which comprises; Ground Floor Entrance Lobby, quality appointed Cloakroom, long Central Hallway, Lounge having access out onto the balcony terrace with the stunning panoramic westerly outlook down over the Trent Valley, Dining Room with marvellous country views, well-appointed Breakfast Kitchen, Shower Room, Family Bathroom and three formal Bedrooms of excellent proportions; First Floor Study Landing with a breath taking westerly view and Hobby Room.

The bungalow stands in a surprisingly private and exclusive setting down a long private driveway, running off Upper Long Leys Road, which also services a number of other homes. There is more than adequate parking on either side of the driveway, as well as access to the detached Garage. Set to the eastern elevation there is a very well presented raised bed/terraced garden to enjoy. The attractive grounds to the west are delightful with a large feature patio area to enjoy. There is also a surprisingly good-sized sloping private landscaped garden, which 'dog legs' to the south running down to a pedestrian gate on the Upper Long Leys Road frontage near to its junction on Yarborough Road.

Subject to appropriate consents there is potential for the creation of an additional vehicular access/parking for the property





ACCOMMODATION

Entrance Lobby with uPVC double glazed entrance door, built in cloaks and storage cupboards, tiled floor and radiator. Oak panelled doors through to hallway and to:

Cloakroom having attractive contemporary design style appointment comprising small wash hand basin with toiletry cupboard space below and tiled splash back above, low level WC with concealed cistern, wall mounted Worcester gas fired central heating boiler, tiled floor and radiator.

Long Central Hallway having attractive pine staircase up to first floor, exposed pine floorboards, radiator, coving, and wall light fittings. Oak featured panelled doors through to all areas of accommodation.

Good Sized Feature Dining Room with a wonderful panoramic outlook to the west across the terraced garden, down over mile upon mile of Trent Valley countryside; coving and radiator.

Lounge enjoying a stunning westerly outlook from the sliding patio doors onto the balcony out over the city beyond and miles of Trent Valley countryside; brick featured chimney breast with wood burning stove inset on a flagged hearth, coving, exposed pine floorboards, two radiators, picture light and general wall light fittings.

Bedroom having a delightful westerly outlook across the balcony with a view down over the city and the west common; coving, radiator and spotlight fittings.

Shower Room comprising a good size corner shower cubicle with Triton T80 shower fitting, full height tiling to all walls, tiled floor, coving, radiator, ceiling spotlight fittings and extractor vent.

Bedroom with an easterly aspect and view over the rear terraced garden; coving, radiator and wall light fitting.

Bedroom with a very pleasant easterly outlook over the terraced rear garden; coving and radiator.



Breakfast Dining Kitchen having a comprehensive range of fitted kitchen units comprising single drainer one and a half bowl sink unit at one corner with cupboard space and fitted area of work surface to one side, concealed Bosch dishwasher and above a range of wall cupboards and a shelf unit. There is space in between units for a large gas/electric cooking Range with brushed steel cooker hood above. Adjoining to one side, an area of fitted work surface extends around the adjoining wall with further wall cupboard units above tier of four drawers and cupboard space beneath. To one side there is a large pantry cupboard space with concealed fridge/freezer to the end. There is a further area of fitted work surface with breakfast bar to one and on a tier of four drawers, open storage alcove and cupboard space beneath, wall cupboard with end shelf unit above. Tiled splashback to all fitted worksurface areas, tiled floor, coving, radiator and inset ceiling spotlight fittings. uPVC double glazed panel door provides access out onto the rear garden patio.

Family Bathroom attractively appointed with panelled bath set to one wall, pedestal wash hand basin with illuminated toiletry mirror above and low level WC. Built in linen cupboard to one corner, tiling to all walls to at least dado rail height, tiled flooring, coving, radiator and ceiling spot light fitting.

First Floor

Landing with sloping ceiling level and access to roof space. glazed panel door through to bedroom and open archway through to:

Home Office enjoying spectacular, far reaching views down from the cliff edge over the gardens and beyond to the south common with mile upon mile of Trent Valley countryside to the west. There is a fitted desk area to the dormer window area, and radiator.

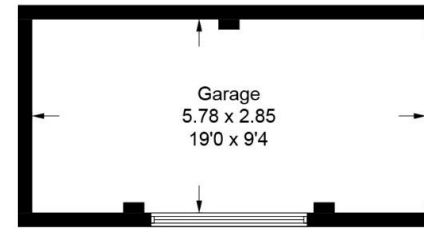
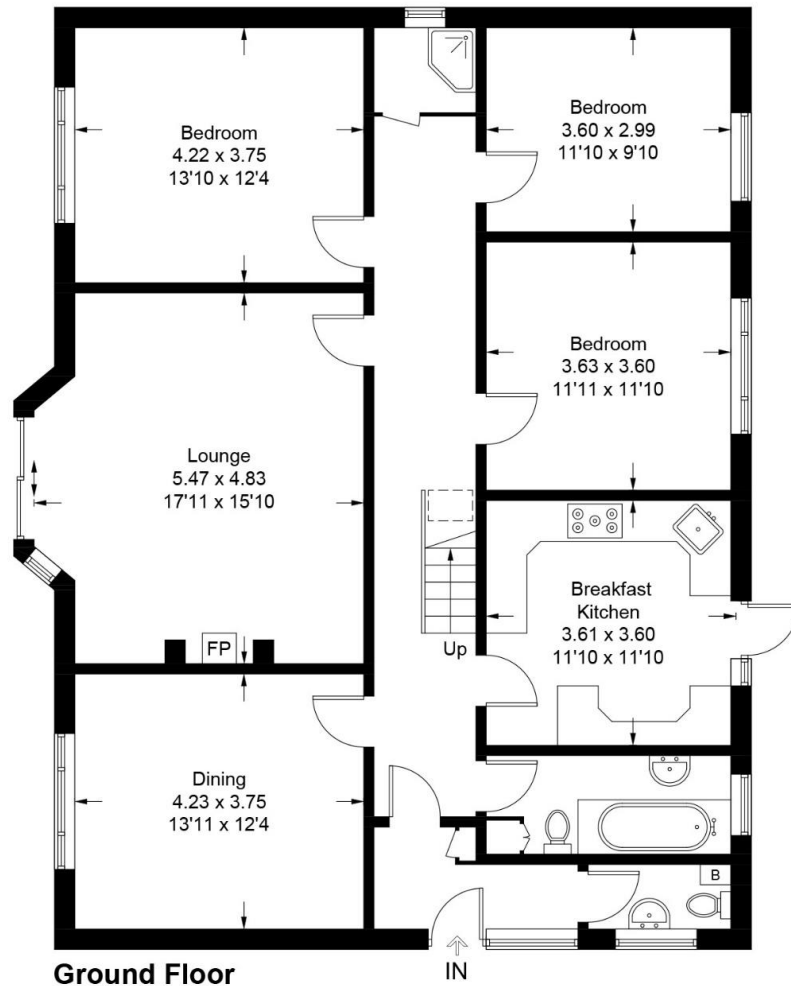
Bedroom with sloping levels and a Velux roof window; (utilised at present as a hobby room) access to roof space and radiator.



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Approximate Gross Internal Area
Ground Floor = 129.9 sq m / 1398 sq ft
First Floor = 21.5 sq m / 231 sq ft
Outbuildings = 44.4 sq m / 478 sq ft
Total = 195.8 sq m / 2107 sq ft (Excluding Eaves)

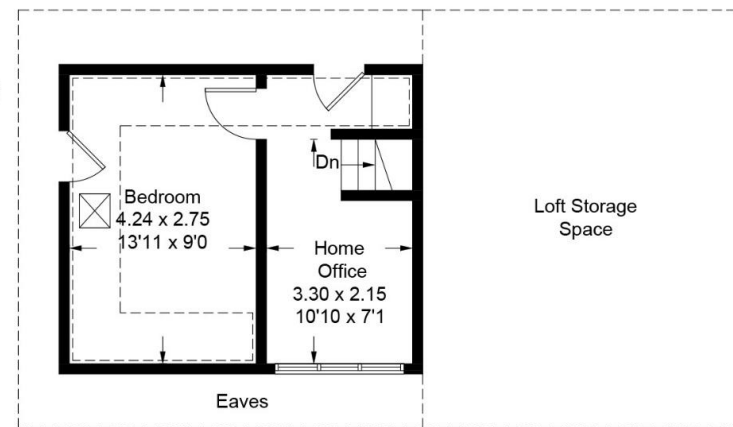
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

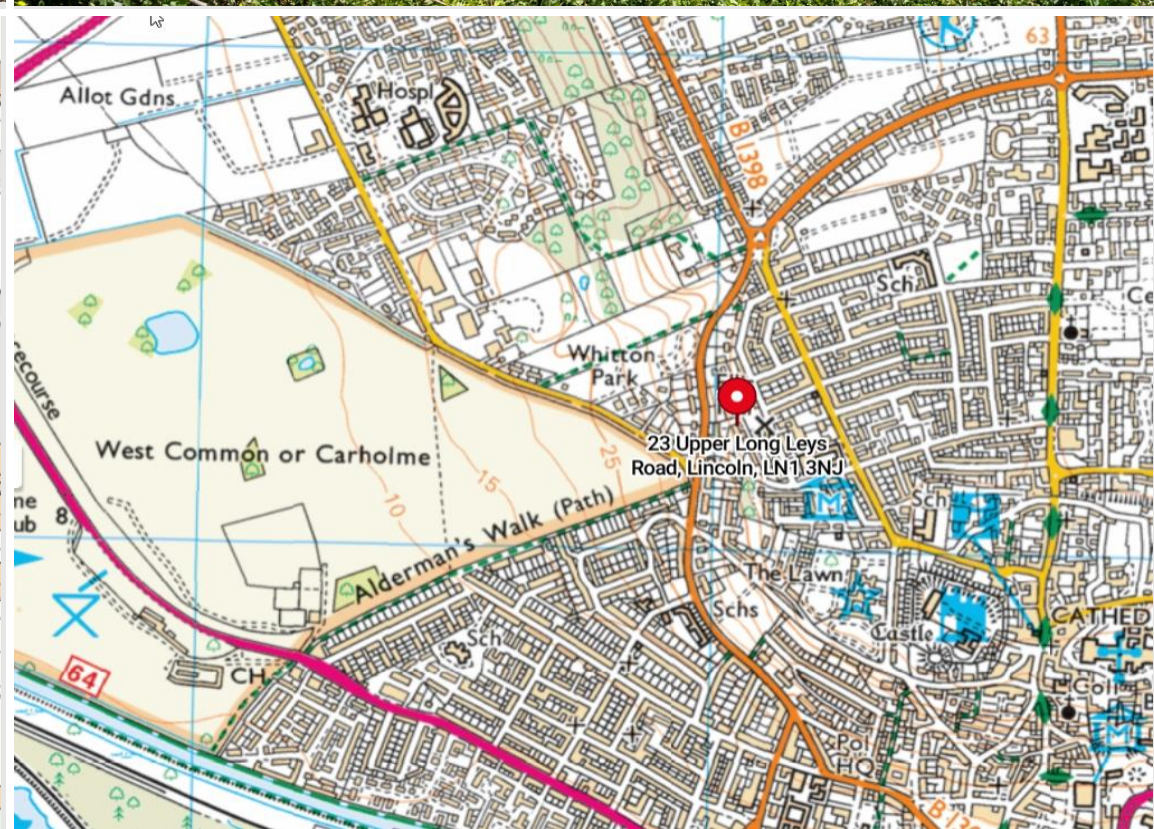
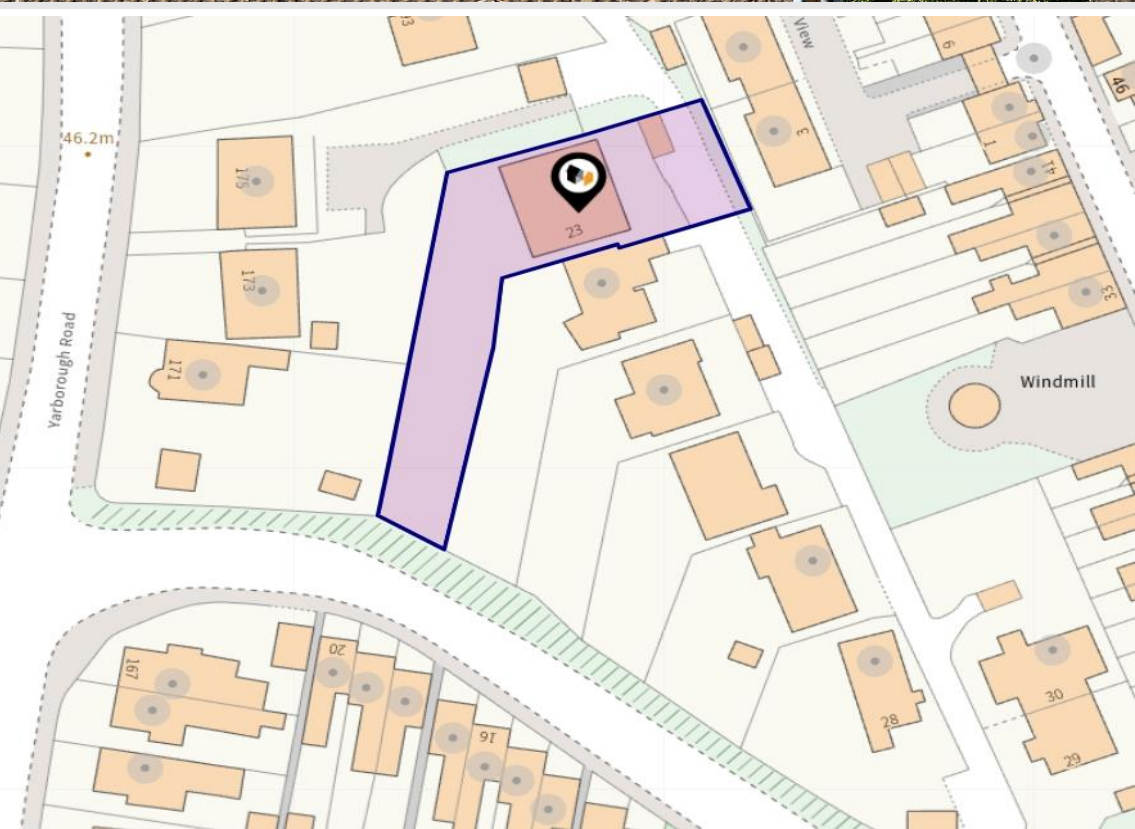


(Not Shown In Actual Location / Orientation)



First Floor

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.



OUTSIDE

Lincoln City Council – Tax band: D

This wonderful Lincoln Cliff edge bungalow enjoys a stunning outlook to the west, along with its neighbours, being served by a shared private roadway running off Upper Long Leys Road. There is appropriate parking for vehicles adjoining the rear eastern boundary with access to the **Garage** with door, light fitting, power and water.

From the lane a pedestrian gateway has steps down into the property and a picket gate which provides access into the attractive terraced rear garden and attractive patio onto which the door to the kitchen opens. There is an unusual, semi-circular terrace seating area and steps, landscaped with rocky areas and becoming beds, and borders containing an attractive range of shrubs and flowering plants, including alpine, berberis, heathers, roses and yet more. There are walkways down the northern and southern elevation of the bungalow with steps down into the main garden to the west. Integral to the bungalow beneath the balcony at the southern end, there is a good size washroom with plumbing for appropriate laundry white goods, fluorescent lighting strips and power point. To the northern end, there is also a very substantial integral **Workshop/ Garden Store** with fluorescent lighting strip, electric heating element and power points.

There is a balcony sun terrace, adjoining the western frontage of the bungalow onto which the patio doors of the sitting room open, with its steel and glass balustrade; below is a gravel terrace and a substantial paved patio area to enjoy with shelter. Training mature hedging is set to the northern boundaries. From here there are steps down through feature rockery with alpiners, to ornamental area for lawn, well enclosed by fencing as appropriate with edged bed/borders containing very wide variety of shrubs and flowering plants which includes sedum, thistle, holly, red conifers, to name a few. A pathway runs down the garden to the bottom where there is panel fencing with the gateway onto the bottom terrace, small garden area with metal railing and steps down and access onto Upper Long Leys Road. From here it is just a short walk across Yarborough Road to the open countryside of the south common. The small useful garden shed will remain with the property; there is an outside tap and exterior light fittings.

DISCLAIMER

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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