



Long Leys Road, Lincoln



£299,950

- Detached House
- Four Bedrooms
- Ensuite & Family Bathroom
- Lounge
- Dining Room & Study
- Dining Kitchen
- Freehold
- EPC rating TBC



Well Presented Detached House situated in a convenient position for Lincoln city centre, West Common and the A46 Lincoln Bypass. The accommodation on the ground floor comprises Entrance Hall, Lounge, Dining Room, Dining Kitchen, Study and Cloak Room. On the first floor there is Four Bedrooms with the Master Bedroom enjoying Ensuite Facilities and a further Family Bathroom. Outside there is an enclosed rear garden, single garage and off road parking for two vehicles. The property benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

Stairs to first floor, radiator and under stairs storage cupboard.

Cloak Room

Window to rear aspect. Fitted with a low level wc, wash hand basin, part tiled wall and radiator.

Lounge

4.6m x 3.45m (15.1ft x 11.3ft)

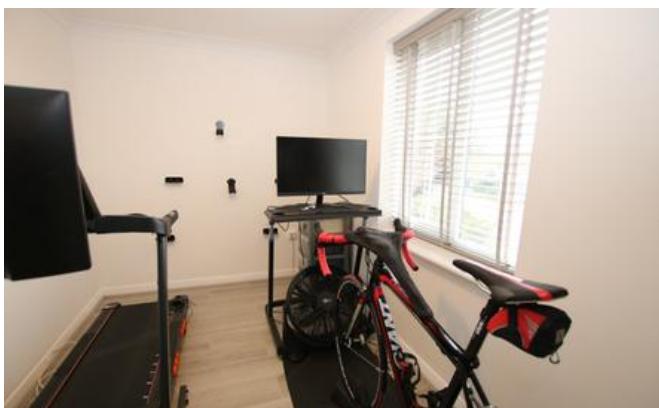
French doors and window to rear aspect. Gas fire within decorative surround and radiator.

Dining Room

3.11m x 2.65m (10.2ft x 8.7ft)

Window to front aspect and radiator.





Study

3.45m x 2.16m (11.3ft x 7.1ft)

Window to front aspect and radiator.

Dining Kitchen

4.1m x 3.91m (13.5ft x 12.8ft)

Window to rear aspect. Fitted with wall and base units with work surface over, one and a half bowl drainer sink unit, oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Part tiled walls, tiled flooring and radiator.

First Floor Landing

Built in cupboard housing Gas Central Heating Boiler, radiator and loft access.

Bedroom One

3.52m x 3.36m (11.5ft x 11ft)

Window to front aspect, built in wardrobes and radiator.

Ensuite to Bedroom One

Fitted with low level wc, wash hand basin and shower cubicle. Part tiled walls, radiator, shaving point and extractor fan.

Bedroom Two

3.38m x 3.17m (11.1ft x 10.4ft)

Window to front aspect, radiator and built in wardrobe.

Bedroom Three

2.92m x 2.78m (9.6ft x 9.1ft)

Window to rear aspect, radiator and built in wardrobe.

Bedroom Four

2.77m x 2.68m (9.1ft x 8.8ft)

Window to rear aspect and radiator.

Bathroom

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath. Part tiled walls and radiator.

Outside

Gated side access leads to the enclosed rear garden which has a gravelled area and a lawn area. Access to the Garage and Parking.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell does not have authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

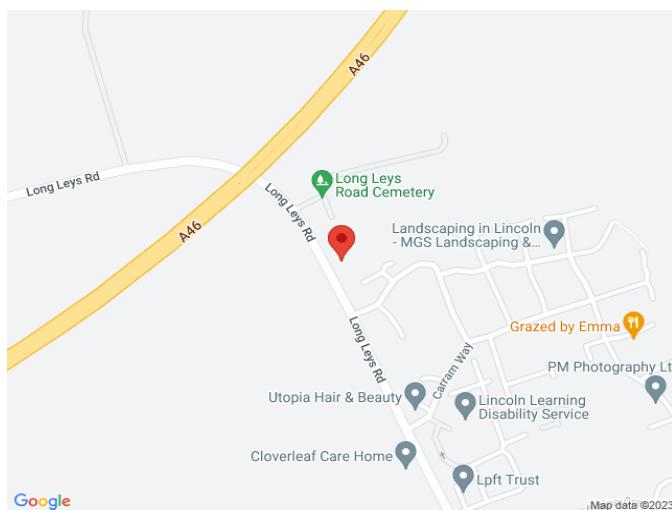


1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



LONG LEYS ROAD, LINCOLN, LN1 1EQ

TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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