



Longdales Road, Lincoln



£315,000

- Bay Fronted Semi-Detached
- Three Bedroom & Bathroom
- Lounge & Dining Room
- Downstairs WC
- Uphill Lincoln
- Driveway & Detached Garage
- GCH & uPVC DG
- EPC rating C



Stylish THREE BEDROOM Bay Fronted Semi Detached House situated in a prime uphill position within easy distance of amenities, schools, doctors and leisure facilities with swimming pool. The accommodation comprises Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Downstairs WC, Landing, Three Bedrooms and Bathroom. Outside Garage, Off Road Parking and Gardens are further benefits.

Entrance Porch

French doors to front aspect.

Entrance Hall

Part panelled walls, radiator, stairs to first floor with understairs storage and laminate flooring.

Lounge

14'8" x 12'5" (4.5m x 3.8m)

Bay window to front aspect, built in alcove shelving and storage, gas fire within decorative surround, radiator and coving to ceiling.

Dining Room

14'4" x 11'6" (4.4m x 3.5m)

French doors to rear garden, built in alcove shelving and storage, wooden flooring, column radiator and picture rail.



Kitchen

10'6" x 7'1" (3.2m x 2.2m)

Window to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Fitted oven with four gas burner hob and extractor hood over, integrated dishwasher and space and plumbing for washing machine. Part tiled walls and radiator.

Rear Lobby

Door to side aspect.

Downstairs WC

Window to side aspect. Fitted with a low level wc and wash hand basin. Wall mounted gas central heating boiler, part tiled walls and radiator.

Landing

Window to side aspect and loft access.

Bedroom One

14'1" x 11'6" (4.3m x 3.5m)

Bay window to front aspect and radiator.

Bedroom Two

11'10" x 11'6" (3.6m x 3.5m)

Window to rear aspect and radiator.

Bedroom Three

8'1" x 7'1" (2.5m x 2.2m)

Window to front aspect and radiator.

Bathroom

Windows to side and rear aspects. Fitted with a modern suite comprising low level wc, wash hand basin, shower cubicle and double ended bath with mixer tap. Part tiled walls and radiator.



Outside

To the front of the property is a block paved driveway with a border of mature shrubs. Double gated side access leads to the Garage and rear garden. The enclosed garden is mainly laid to lawn with a decked area.

Garage

Two personal side doors. Power and lighting.

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. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan



36 LONGDALES ROAD, LINCOLN LN2 2JU
TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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