



Longdales Road, Lincoln



### Offers over £325,000

- Extended Bay Fronted Semi Detached House
- Uphill Location nearby amenities
- Three Bedrooms & Bathroom
- 26ft Dining Kitchen
- Lounge & Playroom/Second Reception Room
- Gardens, Driveway & Carport
- Outbuilding with power & plumbing
- EPC rating D Freehold



**EXTENDED THREE BEDROOM** Bay Fronted Semi Detached House located in "Uphill Lincoln" and walking distance of the Cathedral Quarter and a range of amenities. The well-presented accommodation comprises Entrance Porch, Entrance Hall, Bay Fronted Lounge, 26ft Dining Kitchen, Playroom/Second Reception Room, Landing, Three Bedrooms & Bathroom. Outside front & rear gardens with driveway leading to the car port and useful outbuilding with power, plumbing and wc. The property has been fitted with new UPVC windows throughout and a new boiler in the last three years.

### Entrance

The property is entered via a partly glazed upvc door into the entrance porch with glazed wooden door into the entrance hallway.

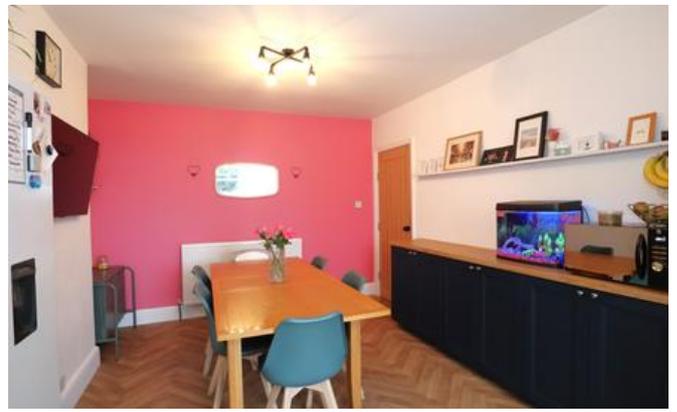
### Hallway

With stairs to the first-floor landing, understairs cupboard and radiator.

### Lounge

15'6" x 12'6" (4.7m x 3.8m)

With bay window to the front elevation, radiator and feature exposed brick fireplace with gas fire.



### Dining Kitchen

26'6" x 11'10" (8.1m x 3.6m)

With bay window to the rear elevation, glazed door to the side elevation, range of base and eye level units, worktop with tiled splashback, stainless steel sink, fitted oven, gas hob with extractor, integrated dishwasher and space for fridge freezer

### Playroom/Second Reception Room

16'4" x 7'9" (4.97m x 2.4m)

With window to the rear and side elevation, radiator and storage cupboard.

### First Floor Landing

With stairs taken from the entrance hall, window to the side elevation and loft access. Loft is boarded out with plumbing and electrics.

### Bedroom One

14'5" x 12'4" (4.4m x 3.8m)

With bay window to the front elevation, radiator and fitted wardrobes.

### Bedroom Two

12'0" x 11'5" (3.7m x 3.5m)

With window to the rear elevation, radiator and fitted wardrobe.

### Bedroom Three

8'3" x 8'0" (2.5m x 2.4m)

With window to the front elevation and radiator.

### Bathroom

8'0" x 7'10" (2.4m x 2.4m)

With windows to the side and rear elevations, panelled bath with shower and glazed shower screen, wash hand basin, low level wc, corner storage cupboard, radiator and tiled walls and flooring.



### Outside

To the front of the property there is a gravelled area with mature planting. A driveway leads to the attached carport and into the rear garden. The rear garden is mainly laid to lawn with mature planting and decked area.

### Carport

12'5" x 8'8" (3.8m x 2.6m)

Covered parking leading to outbuilding and gated access into the rear garden.

### Outbuilding

16'7" x 8'8" (5.1m x 2.6m)

Brick built with window to the side elevation, part glazed door to the front elevation, power and light connected, plumbing for washing machine and wc.

## Agents Note



# Floorplan

GROUND FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.

1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



LONGDALES ROAD LINCOLN LN2 2JU

TOTAL FLOOR AREA: 1703 sq.ft. (158.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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