



**2 Stocking Way,
Lincoln, LN2 4FX**



Book a Viewing!

£485,000

A superb family home, ideally situated within the highly sought after Uphill area of Lincoln. Thoughtfully extended and significantly improved by the current owners, the property has been transformed to create a stylish and highly versatile home, ideally suited to modern family living. The impressive accommodation comprises a welcoming Entrance Hall, generous Lounge, separate Dining Room, fitted Study, Cloakroom/WC and an exceptional open plan Living Kitchen Diner, complemented by a useful Utility Room. To the First Floor, the Landing leads to Four generous Double Bedrooms, with the Principal Bedroom benefiting from a Walk-in Wardrobe and En-suite Shower Room, alongside a contemporary Family Bathroom serving the remaining bedrooms. Outside, the property enjoys a front garden, block-paved driveway providing ample parking for several vehicles and a Single Garage. To the rear there is a private enclosed garden, providing an excellent space for relaxing and entertaining, together with a useful Home Office, ideal for those working from home. Viewing is highly recommended to fully appreciate the exceptional space, quality and versatility this delightful family home has to offer.





LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

LOUNGE

22' 0" x 12' 7" (6.71m x 3.84m) With double glazed window to the front aspect, double glazed French doors to the rear garden and two radiators.

STUDY

8' 0" x 7' 3" (2.45m x 2.22m) With fitted storage cupboards and desk, double glazed window to the front aspect and radiator.





DINING ROOM

11' 3" x 10' 7" (3.44m x 3.23m) With double glazed French doors to the rear garden, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, radiator, tiled splashbacks and flooring.

OPEN PLAN LIVING KITCHEN DINER

22' 2 (max)" x 21' 4 (max)" (6.76m x 6.5m) A fantastic open plan living, cooking and dining space, beautifully designed to create a superb contemporary heart of the home. The kitchen is fitted with a high quality range of wall and base units with complementary work surfaces over, incorporating a 1½ bowl undermount sink with mixer tap over, integrated appliances including induction hob, eye level electric double oven and combi oven, full sized fridge and freezer and dishwasher. A central island with breakfast bar provides an ideal focal point and additional seating, complemented by recessed downlighting. The impressive living and dining areas feature double glazed windows to both front and rear aspect and bi-fold doors opening directly onto the rear garden. Laminate flooring, two tall radiators and spotlights completes this exceptional entertaining and family space.



UTILITY ROOM

7' 10" x 5' 11" (2.40m x 1.81m) Fitted with a range of wall and base units with work surfaces over, undermount sink with mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring, door to the garden and double glazed window to the front aspect.



FIRST FLOOR LANDING

With radiator.

BEDROOM 1

14' 4" x 12' 7" (4.39m x 3.84m) With double glazed window to the front aspect and radiator.

WALK-IN WARDROBE

8' 8 (approx)" x 7' 4" (2.64m x 2.24m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

7' 4" x 5' 10" (2.24m x 1.79m) Fitted with a four-piece suite comprising of shower cubicle, twin wash hand basins and coupled WC, part tiled walls tiled flooring, radiator and double glazed window to the rear aspect.



BEDROOM 2

12' 3 (max)" x 10' 11 (max)" (3.73m x 3.33m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 3

11' 8(max)" x 10' 9 (max)" (3.56m x 3.28m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.



BEDROOM 4

12' 4" x 7' 6" (3.76m x 2.30m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a four-piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, twin wash hand basins and coupled WC, airing cupboard, part tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is an enclosed lawned garden. A block paved driveway provides off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly two lawn with patio and decked seating area.

HOME OFFICE

2' 4" x 9' 1" (3.77m x 2.77m) With double glazed French doors to the garden, heating, spotlights and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar Panels (owned)

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

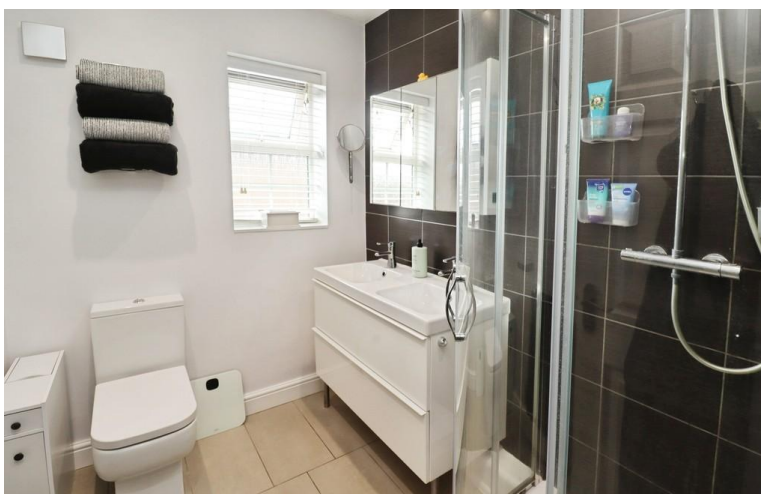
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

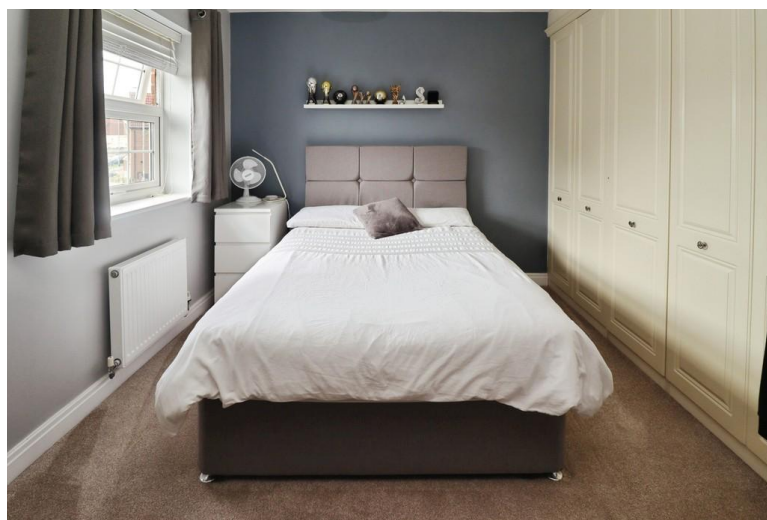
GENERAL

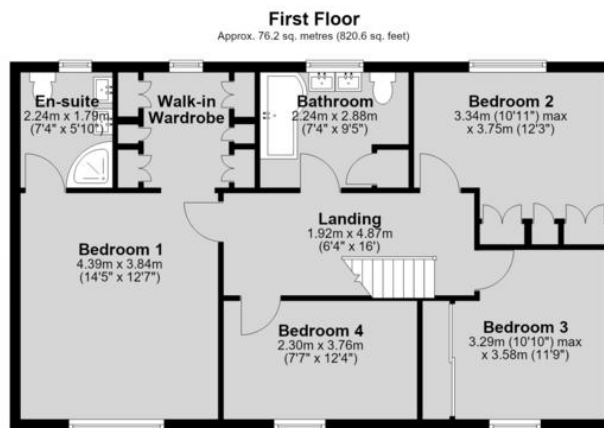
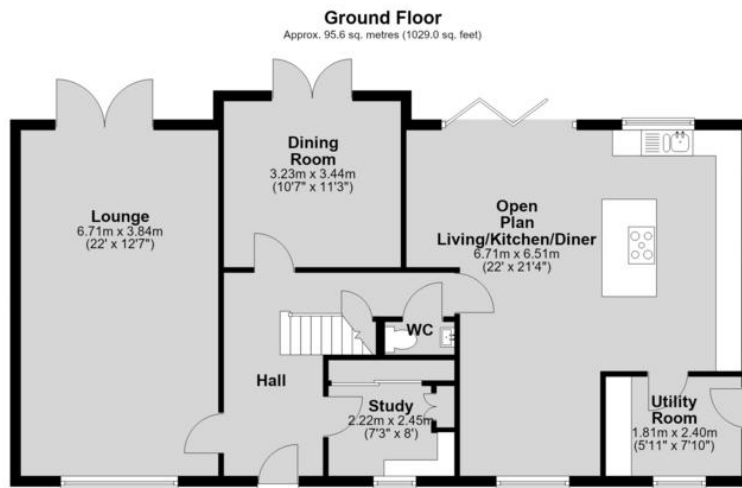
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 171.8 sq. metres (1849.6 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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