



King&Co.

79 LONGDALES ROAD, LINCOLN, LN2 2JS
£405,000





INFORMATION

Construction - Cavity wall

Council taxband - D

EPC rating - C76

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage - solar PV

Mobile - mobile coverage available

Broadband - For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

DESCRIPTION

A delightful detached family home standing on Longdales Road, Lincoln. Being situated within "uphill" Lincoln, Longdales Road offers residents close access to the historic Bailgate quarter of the city with its wide range of boutique shops, restaurants and pubs. As well as offering a wide and varied range of amenities close by, the A46 Lincoln ring road is just a short drive away helping to provide excellent road connections around the city and beyond.

79 Longdales Road offers two reception rooms and the addition of a substantial conservatory to its rear elevation that must be seen to be truly appreciated. Beyond, a





decking area allows access out to the deceptively spacious rear garden being ideal for those looking for space to relax or extend the property (subject to all required planning and building consents).

A detached craft room stands to the rear of the property. Being divided, it currently offers cloakroom and separate craft room.

The property spans approximately 98sqm (subject to survey) with the accommodation comprising;



ENTRANCE PORCH

12' 1" x 5' 3" (3.70m x 1.61m)

DINING ROOM

13' 1" x 12' 4" (3.99m x 3.77m)

LOUNGE

20' 4" x 11' 5" (6.20m x 3.48m)

KITCHEN

12' 2" x 6' 10" (3.72m x 2.09m)

CONSERVATORY

21' 2" x 12' 4" (6.46m x 3.78m)

FIRST FLOOR LANDING

BEDROOM 1

11' 11" x 9' 4" (3.64m x 2.86m)

BEDROOM 2

11' 11" x 11' 9" (3.65m x 3.60m)

BEDROOM 3

8' 2" x 10' 10" (2.51m x 3.32m max)

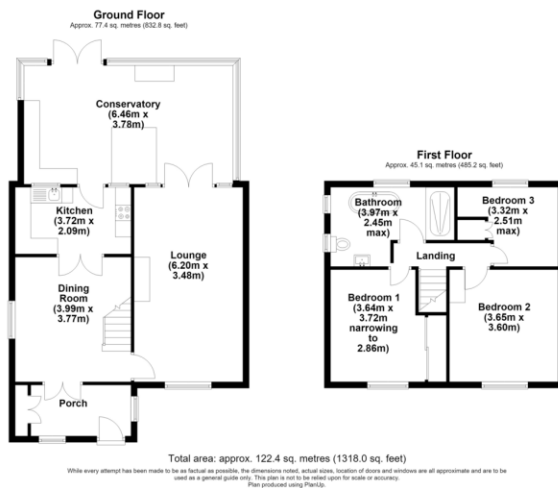
BATHROOM

13' 0" x 8' 0" (3.97m x 2.45m max)

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.





VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.