



9 Oakleigh Drive Lincoln, LN1 1DG



Book a Viewing!

£435,000

Tucked away in a peaceful position just off Long Leys Road, this beautifully proportioned four bedroom detached home offers space, privacy and versatility in equal measure. Occupying a generous plot, the property enjoys a wonderful sense of seclusion while still being perfectly placed for local amenities, schooling and access into the city. Designed with family living in mind, the accommodation is both spacious and adaptable, featuring multiple reception areas ideal for entertaining, working from home or simply relaxing together. With four genuine double bedrooms, a private driveway, attached garage and a mature enclosed garden, this is a home that effortlessly caters to modern family life. Offered for sale with no onward chain, the property presents a fantastic opportunity to secure a substantial detached home in a sought after and well-established residential setting. The accommodation comprises of an entrance hall, cloakroom, lounge, dining room, kitchen, utility room and family room. To the first floor there are four double bedrooms, including a principal bedroom with en-suite, and a family bathroom. Externally, the property benefits from a driveway, attached garage and gardens to the front and rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 Grosseteste University.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed composite front door with matching side window, laminate flooring, radiator, stairs rising to the first floor landing and access to the cloakroom, lounge, kitchen and family room.

WC/CLOAKROOM

Fitted with a pedestal wash hand basin and close coupled WC, frosted UPVC double glazed window to the front aspect, radiator and extractor fan.

LOUNGE

15' 8 max" x 14' 11" (4.78m x 4.55m) With a UPVC double glazed bay window overlooking the front garden, feature fireplace with gas fired log burner inset, radiator and access to the dining room.

DINING ROOM

9' 10" x 9' 5" (3.00m x 2.87m) With radiator and UPVC double glazed French doors leading onto the rear patio, seamlessly connecting indoor and outdoor living.

KITCHEN

12' 6 max" x 11' 4" (3.81m x 3.45m) Fitted with an extensive range of wall and base units, electric oven with gas hob and extractor over, 1½ bowl stainless steel sink with mixer tap, tiled flooring, tiled splashbacks, integrated fridge and freezer, radiator, spotlights and a UPVC double glazed window overlooking the rear garden.

UTILITY ROOM

8' 2" x 5' 6" (2.49m x 1.68m) With a stainless steel sink and drainer, space for appliances, tiled flooring, wall mounted gas boiler, radiator and a frosted UPVC door providing direct access to the rear garden, accompanied by a UPVC side window.

FAMILY ROOM

15' 9" x 7' 10" (4.8m x 2.39m) With UPVC double glazed window to the front aspect, ideal as a playroom, home office or even ground floor bedroom, offering excellent versatility for modern family life.

FIRST FLOOR LANDING

With radiator, airing cupboard housing the hot water cylinder and access to the loft, all four double bedrooms and the family bathroom.

BEDROOM 1

18' 2 max" x 12' 3" (5.54m x 3.73m) A spacious dual-aspect double bedroom with UPVC double glazed windows to both the front and side aspects, allowing plenty of natural light. The room benefits from built-in wardrobes, two radiators and access to a private en-suite.

EN-SUITE

Fitted with a three piece suite comprising of shower tray with tiled splashbacks, close coupled WC and pedestal wash hand basin, tiled flooring, spotlights and an upright chrome towel radiator.





BEDROOM 2

14' 8 max" x 9' 5" (4.47m x 2.87m) A rear facing double bedroom overlooking the garden with UPVC double glazed window and radiator.

BEDROOM 3

12' 4" x 8' 2" (3.76m x 2.49m) A front facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 4

9' 6" x 8' 2" (2.9m x 2.49m) A fourth double bedroom with UPVC double glazed window to the rear aspect and radiator.

BATHROOM

Comprising of a three piece suite including bath with mains shower over with tiled splashbacks, close coupled WC and pedestal wash hand basin, tiled flooring, spotlights, frosted UPVC double glazed window to the rear aspect and upright chrome towel radiator.



GARAGE

17' 9" x 8' 0" (5.41m x 2.44m) Fitted with a manual up-and-over door, rear pedestrian access door, lighting and power supply.

OUTSIDE

To the front of the property there is a block paved driveway providing parking for multiple vehicles, with a slabbed pathway leading to the front entrance. The front garden is mainly laid to lawn with mature shrubs and borders, enclosed by secure fencing. The property benefits from access to the rear garden from both sides of the house. The rear garden is predominantly laid to lawn with mature trees and planted borders, alongside two separate patio seating areas and a raised bed, creating a private and established outdoor space ideal for family use and entertaining.



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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 roughly 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

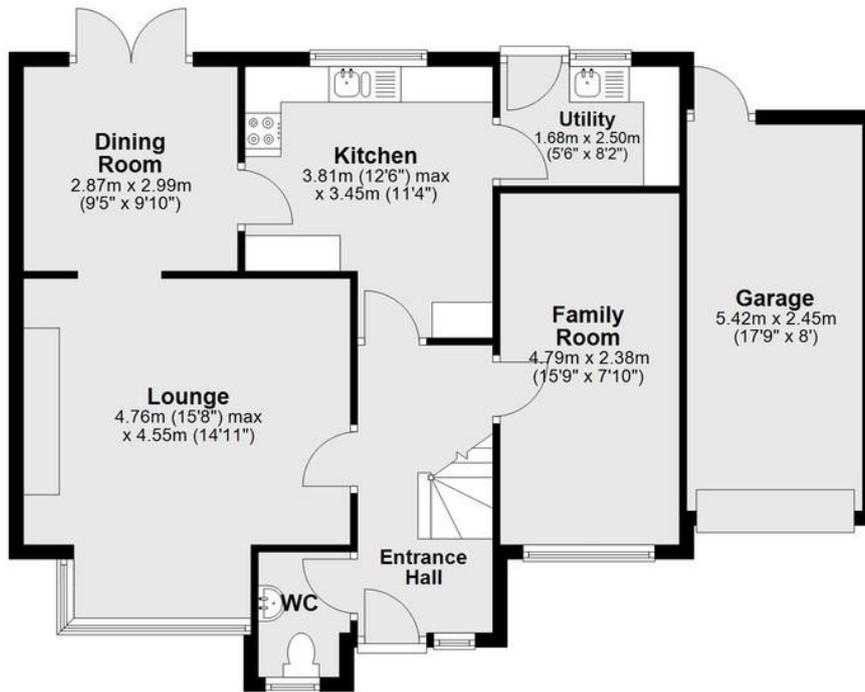
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.

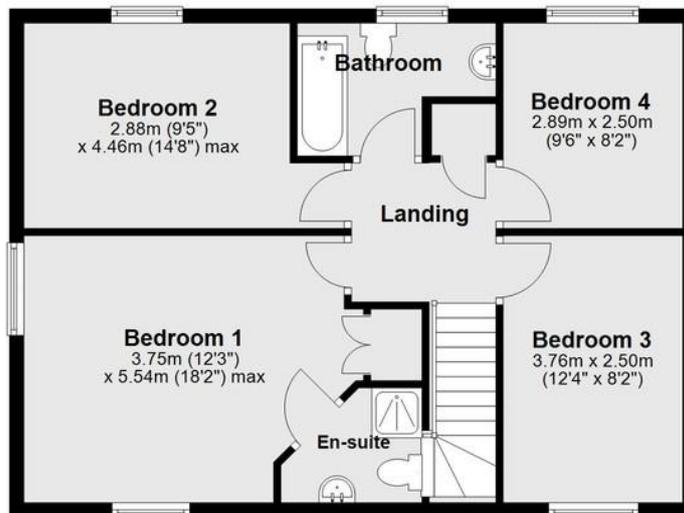




Ground Floor



First Floor



Total area: approx. 143.4 sq. metres (1543.9 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net