



**12 Massey Road,**  
Lincoln, LN2 4BN



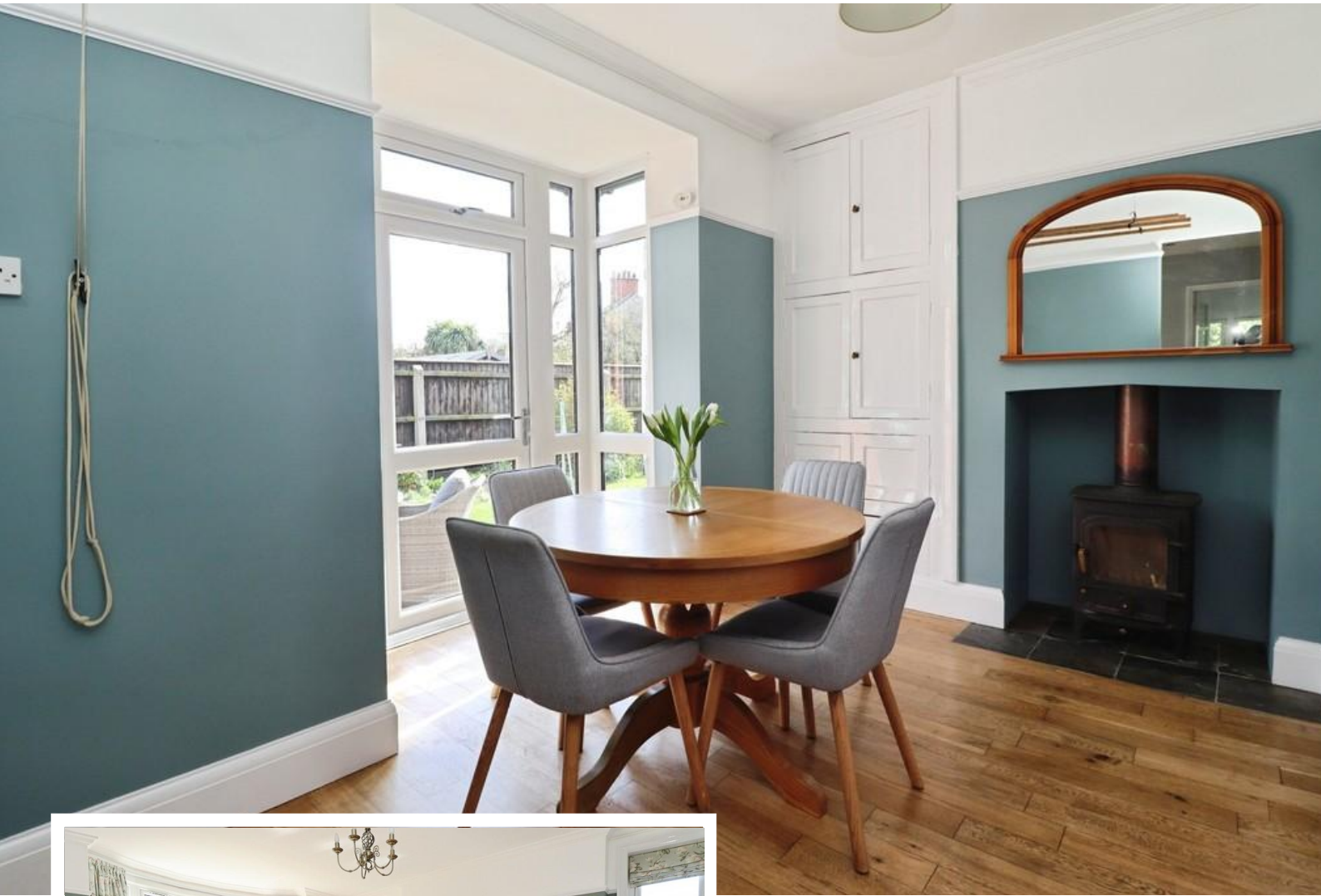
Book a Viewing!

**£830,000**

An exceptional opportunity to acquire a beautifully presented Four Bedroom Detached Family Home, occupying a generous corner plot of approximately 0.14 acres (STS) in one of Uphill Lincoln's most prestigious locations. This impressive property has been significantly improved by the current owners and offers immaculate, high quality living throughout, further benefitting from an installed alarm system for added security. The well appointed accommodation comprises a welcoming Entrance Hall, Cloakroom/WC, a stylish Lounge with bay window and log burner, formal Dining Room, Study, Breakfast Room and a high specification fitted Kitchen with adjoining Utility/Pantry Cupboard. To the First Floor, an impressive Landing leads to Four spacious Double Bedrooms, including a superb Master Suite with En-suite Shower Room, alongside a luxurious four piece Family Bathroom. Externally, the wraparound plot enjoys beautifully maintained, private gardens to all sides, together with a driveway and double garage. Viewing is highly recommended to fully appreciate the space, quality, and enviable setting this outstanding home has to offer.



12 Massey Road, Lincoln, LN2 4BN



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – F.

**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 University.



## ACCOMMODATION

### ENTRANCE HALL

With an oak staircase to the first floor, oak flooring, under stairs cupboard, storage cupboards, picture rail, spotlights and radiator.

### LOUNGE

16' 5" x 13' 0" (5.02m x 3.97m) With Contura log burner set within a decorative fireplace, double glazed bay window to the side aspect, two double glazed windows to the front aspect, picture rail and radiator.

### DINING ROOM

12' 11" x 11' 5" (3.94m x 3.48m) With double glazed French doors to the rear garden, storage cupboard, picture rail and radiator.



### STUDY

9' 11" x 9' 5" (3.03m x 2.89m) With double glazed bay window to the front aspect, oak flooring, picture rail and radiator.

### BREAKFAST ROOM

12' 9" x 7' 10" (3.90m x 2.41m) With log burner, storage cupboard, wood effect flooring, double glazed door to the rear garden, picture rail and radiator.



### KITCHEN

22' 5" x 8' 1" (6.84m x 2.48m) Fitted with a high specification range of wall and base units with Silestone work surfaces over, undermount sink with side drainer and mixer tap over, twin eye level Neff electric ovens, five ring Neff gas hob with extractor fan over, integrated dishwasher and fridge, Velux window, double glazed window to the side aspect, laminate flooring, spotlights and door to the rear garden.

### UTILITY/PANTRY CUPBOARD

With space for washing machine, wall cupboards, storage shelving, two double glazed windows to the side aspect, spotlights and laminate flooring.



### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled splashbacks and double glazed window to the front aspect.

### FIRST FLOOR LANDING

With double glazed feature window to the front aspect, picture rail and radiator.



#### **BEDROOM 1**

16' 6" x 13' 0" (5.05m x 3.97m) With double glazed bay window to the side aspect, two double glazed windows to the front aspect, picture rail and radiator.

#### **EN-SUITE SHOWER ROOM**

With a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks, chrome towel radiator and spotlights.

#### **BEDROOM 2**

12' 9" x 11' 4" (3.89m x 3.47m) With double glazed window to the side aspect, picture rail and radiator.



#### **BEDROOM 3**

11' 8" x 10' 7" (3.57m x 3.22m) With double glazed windows to the front and side aspects, fitted cupboard and radiator.

#### **BEDROOM 4**

11' 6" x 11' 4" (3.53m x 3.47m) With double glazed windows to the side and rear aspects, fitted wardrobe and radiator.

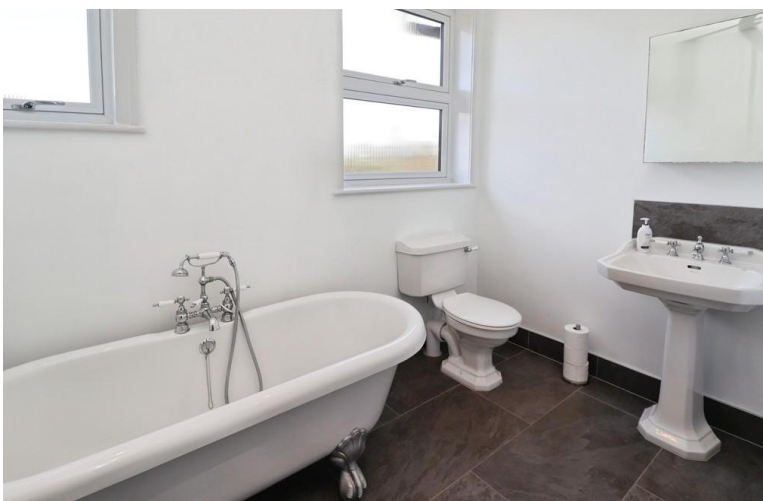
#### **BATHROOM**

Fitted with a four piece suite comprising of shower cubicle, freestanding roll top bath tub, close coupled WC and pedestal wash hand basin, airing cupboard, radiator, tiled flooring, spotlights and two double glazed windows to the rear aspect.



#### **OUTSIDE**

The property sits in an enviable position within Uphill Lincoln, on a generous corner plot of approximately 0.14 acres (STS). The plot wraps around the property with areas of enclosed lawned gardens, patio seating area, mature shrubs and flowerbeds. There is a driveway providing off street parking for multiple vehicles and access to the double garage (accessed via Lee Road). The garage benefits from a newly fitted alarm system, together with an electric up-and-over door to the front, personnel door to the rear, window to the side, as well as light and power.





**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](http://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.

CWH 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.

Coverings 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 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 Mundy 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.

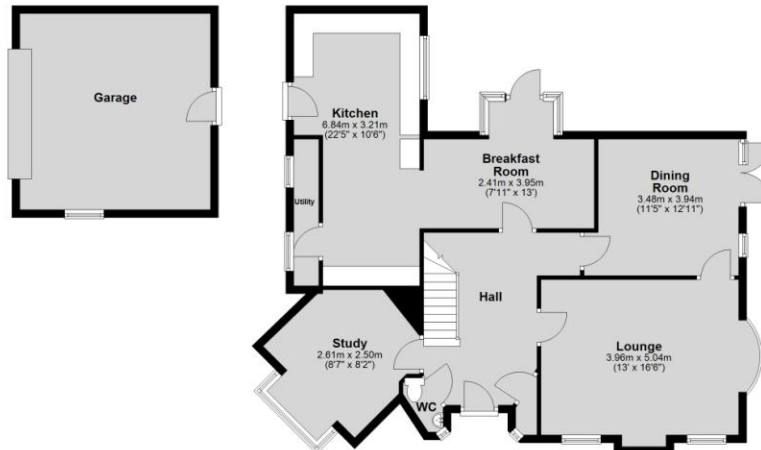
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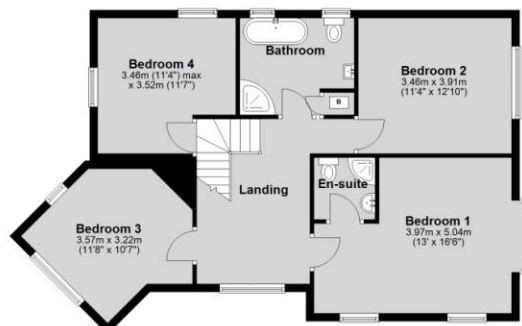
**Ground Floor**

Approx. 118.7 sq. metres (1277.7 sq. feet)



**First Floor**

Approx. 79.9 sq. metres (860.1 sq. feet)



Total area: approx. 198.6 sq. metres (2137.8 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.



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