



79 Longdales Road

Lincoln, LN2 2JS



Book a Viewing!

£425,000

Ideally located in the highly sought after Uphill area of Lincoln, close to the historic Bailgate, city centre amenities, and with convenient access to the A46 bypass. This impressive Three Bedroom Detached Family Home offers spacious and beautifully presented accommodation throughout. The Ground Floor comprises an Entrance Porch, a welcoming Dining Room, a comfortable Lounge, and a well appointed Kitchen. A standout feature of the home is the large, light filled Conservatory, thoughtfully designed with additional kitchen units and a cosy Living Area centred around a charming log burner - creating the perfect space for relaxing or entertaining year round. To the First Floor are three generously sized and well presented Bedrooms, complemented by a luxurious four piece Family Bathroom finished to a high standard. Externally, the property benefits from a block paved driveway and a landscaped front garden. To the rear, the generous enclosed garden is a true highlight.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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.



ACCOMODATION

ENTRANCE PORCH

12' 4" x 5' 4" (3.77m x 1.63m) With large cloaks cupboard, double glazed windows to the front and side aspects with wooden shutters and radiator.

DINING ROOM

13' 1" x 12' 4" (4.01m x 3.77m) With staircase to the first floor, under stairs storage cupboard, double glazed windows to the side aspects and two radiators.

LOUNGE

20' 4" x 11' 5" (6.22m x 3.49m) With double glazed window to the front aspect with wooden shutters, double glazed French doors to the conservatory, log burner set within a feature fireplace and two radiators.



KITCHEN

12' 2" x 6' 11" (3.73m x 2.11m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for fridge freezer, cooker and washing machine, tiled flooring and splashbacks, spotlights, double glazed window to the rear aspect and door to the conservatory.

CONSERVATORY

21' 8" x 13' 1" (6.62m x 4.00m) A spacious and versatile room featuring an extended kitchen area fitted with a range of base units work surfaces over, incorporating a stainless steel sink with mixer tap. There is space for a fridge, tiled flooring throughout, and a comfortable living area centred around a log burner. Double glazed French doors open onto the rear garden, creating a bright and welcoming space ideal for both everyday living and entertaining.



FIRST FLOOR LANDING

With radiator.

BEDROOM 1

11' 11" x 11' 8" (3.65m x 3.58m) With double glazed window to the front aspect with wooden shutters and radiator.

BEDROOM 2

12' 2" x 12' 0" (3.71m x 3.66m) With a range of fitted bedroom furniture including fitted wardrobes, overbed storage and bedside tables, double glazed window to the front aspect with wooden shutters and radiator.



BEDROOM 3

8' 3" x 7' 4" (2.52m x 2.24m) With double glazed window to the rear aspect with views of Lincoln Cathedral, fitted wardrobe and radiator.

BATHROOM

13' 0" x 8' 0" (3.98m x 2.46m) Fitted with a luxurious four piece suite comprising of shower cubicle, freestanding bath tub, close coupled WC and wash hand basin in a vanity style unit, storage cupboards, tiled walls, chrome towel radiator, spotlights and three double glazed windows to the side and rear aspects.



OUTSIDE

To the front of the property there is a lawned garden set behind fencing, with a variety of mature shrubs creating a pleasant degree of privacy and kerb appeal. A generous block paved driveway provides ample off street parking for multiple vehicles. To the rear there is a particularly impressive South facing extensive enclosed garden, enjoying a high degree of privacy and laid predominantly to lawn, making it ideal for families and outdoor entertaining. A decked seating area provides the perfect space for al fresco dining and relaxing during the warmer months, while an array of mature shrubs, established trees and colourful, well stocked flowerbeds create a beautifully landscaped setting with interest throughout the seasons.

OUTSIDE WC

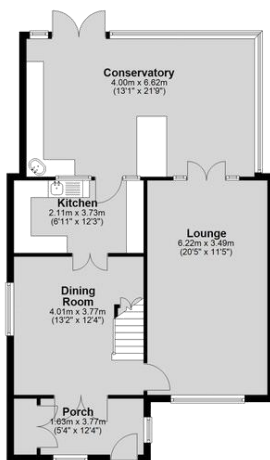
With close coupled WC, wash hand basin, light and power.

STORE ROOM

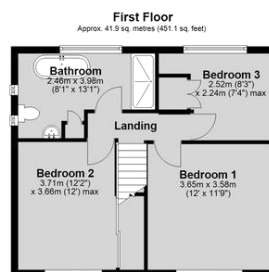
15' 5" x 9' 3" (4.70m x 2.82 m) Accessed via double glazed French doors to the rear, this versatile space offers excellent storage potential and could also be converted into a useful home office or gym, benefiting from both light and power.



Ground Floor
Approx. 96.3 sq. metres (1036.6 sq. feet)



Total area: approx. 138.2 sq. metres (1487.7 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.1 sq. feet)

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 - HOW WE MAY REFER YOU TO

SIR & BROTHERIDGE, Ringrose Law LLP, Burton & Co., Taylor Ross & Bridge McFarland, Dale & Co., Bird & 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, J. Walter and Callum Lyman 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 Finance Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and Services 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey/MR/ICS.

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 are for their own use and the vendors (Lessors) for whom they act as Agents given notice.

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 whatsoever 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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