



## 26 Eleanor Close Lincoln, LN5 8PG



Book a Viewing!

**£385,000**

Positioned just to the south of the iconic Cathedral City of Lincoln and within easy reach of the highly regarded Priory Academy LSST School, this executive four bedroom detached family residence epitomises refined living. The property is being sold with the benefit of no onward chain and boasts beautifully presented accommodation, including a welcoming Entrance Hallway, an elegant Lounge with a warming multi-fuel burner, a formal Dining Room, Fitted Kitchen, complimenting Utility Room, Cloakroom/WC and a versatile Study – perfect for modern family life. The first floor landing leads to four generously proportioned bedrooms, with a Jack and Jill En-suite Shower Room connecting Bedrooms 1 and 4, complemented by a stylish Family Bathroom. Externally, the property is set behind a meticulously maintained front garden, with a substantial driveway providing ample parking and access to the Integral Double Garage. To the rear, a south facing landscaped garden provides the perfect sanctuary, featuring a block paved seating area, manicured lawn, patio and an established raised planted border with mature shrubs and trees, creating an ideal space for entertaining or tranquil relaxation. This exceptional home seamlessly combines elegance, practicality, and lifestyle, and viewing is strongly recommended to fully appreciate the standard of accommodation on offer.





**LOCATION**

Eleanor Close is a quiet residential cul-de-sac positioned to the south of the Cathedral City of Lincoln. The location offers excellent convenience for families, being just a short distance from the highly regarded Priory Academy LSST, one of Lincolnshire's leading secondary schools, known for its strong academic results, wide range of extracurricular opportunities, and excellent reputation within the local community. Residents also benefit from easy access to Lincoln's vibrant city centre, amenities and transport links. The area lies close to Newark Road and Cross O'Cliff Hill, providing direct routes into Lincoln City Centre, the High Street shopping district and Lincoln Central railway station, making it ideal for those requiring straightforward commuting connections. The neighbourhood is well served by local schooling, along with nearby everyday amenities, supermarkets and leisure facilities. Eleanor Close itself is characterised by a peaceful residential setting predominantly made up of family homes, while still benefiting from proximity to green spaces such as South Common, offering open countryside walks just moments away.

**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**



## KEY FEATURES

- No Chain & Move In Ready – Offered with no onward chain, providing a seamless purchase for immediate occupancy and peace of mind.
- Executive detached family home just south of the historic Cathedral City of Lincoln, within easy reach of the prestigious Priory Academy LSST School.
- Immaculately presented accommodation featuring a formal Lounge with multi-fuel burner, Dining Room, Study, Kitchen, Utility Room and Cloakroom/WC.
- Four generously sized bedrooms, including a sophisticated Jack and Jill En-suite connecting Bedrooms 1 and 4, alongside a stylish Family Bathroom.
- Beautifully maintained front garden complemented by a large driveway offering ample off-road parking and direct access to the Integral Double Garage.
- South Facing Landscaped Rear Garden - with block-paved seating area, manicured lawn, patio, and an established raised planted border with mature shrubs and trees.



**COUNCIL TAX BAND** – E (Lincoln City Council)

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### ENTRANCE HALLWAY

With wooden door and leaded glass panelled window to the front aspect, radiator, stairs to the first floor landing, under stairs storage cupboard and doors to the lounge, kitchen, WC and reception room/study.



### LOUNGE

11' 4" x 14' 9" (3.46m x 4.50m) with UPVC leaded window to the front aspect, Defra approved multi fuel log burning stove, radiator and double doors to the dining room.

### DINING ROOM

11' 3" x 9' 10" (3.43m x 3.00m) with radiator, door to the kitchen, double doors to the lounge and sliding doors to the garden.

### KITCHEN

13' 8" x 8' 7" (4.19m x 2.62m) with tiled flooring, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap, integral oven and grill, four ring gas hob with extractor above, spaces for a dishwasher and fridge freezer, wall mounted cupboards with complementary splashbacks, radiator and space for a breakfast table.



### UTILITY ROOM

6' 10" x 4' 11" (2.10m x 1.51m) with UPVC window and door to the side aspect, fitted base unit with work surface, sink unit and drainer and spaces for a washing machine and tumble dryer.

### WC

7' 0" x 3' 9" (2.14m x 1.16m) with window to the side aspect, WC, wash hand basin and radiator.

### RECEPTION ROOM/STUDY

7' 0" x 6' 2" (2.14m x 1.88m) with UPVC window to the side aspect and radiator.



## FIRST FLOOR LANDING

With doors to four bedrooms and bathroom.

### BEDROOM 1

11' 3" x 12' 8" (3.43m x 3.87m) with UPVC window to the front aspect, radiator and door to jack and jill en-suite.

### JACK & JILL EN-SUITE

6' 3" x 7' 1" (1.91m x 2.16m) with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin, radiator, fitted cupboard over the stairs and doors to bedroom 1 and 4.

### BEDROOM 2

8' 8" x 11' 4" (2.65m x 3.47m) with UPVC window to the rear aspect and radiator.

### BEDROOM 3

8' 10" x 10' 11" (2.70m x 3.35m) with UPVC window to the rear aspect and radiator.

### BEDROOM 4

6' 11" x 11' 1" (2.13m x 3.38m) with UPVC window to the side aspect and radiator.

### BATHROOM

6' 11" x 6' 0" (2.12m x 1.84m) with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, vanity cupboard, radiator and partly tiled walls.

### OUTSIDE

To the front of the property there is an extensive lawned garden with flowerbeds and a driveway providing off road parking for several cars and giving access to the double garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds, shed, raised area with path leading to a viewing area with a range of mature shrubs and trees.

### DOUBLE GARAGE

16' 4" x 19' 8" (4.99m x 6.00m), with two up and over doors to the front aspect, window and door to the rear aspect, power and lighting.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas 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

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

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.

CWH and J Water 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.

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#### 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 clients and the vendors (Lessors) for whom they act as Agents given no liability.

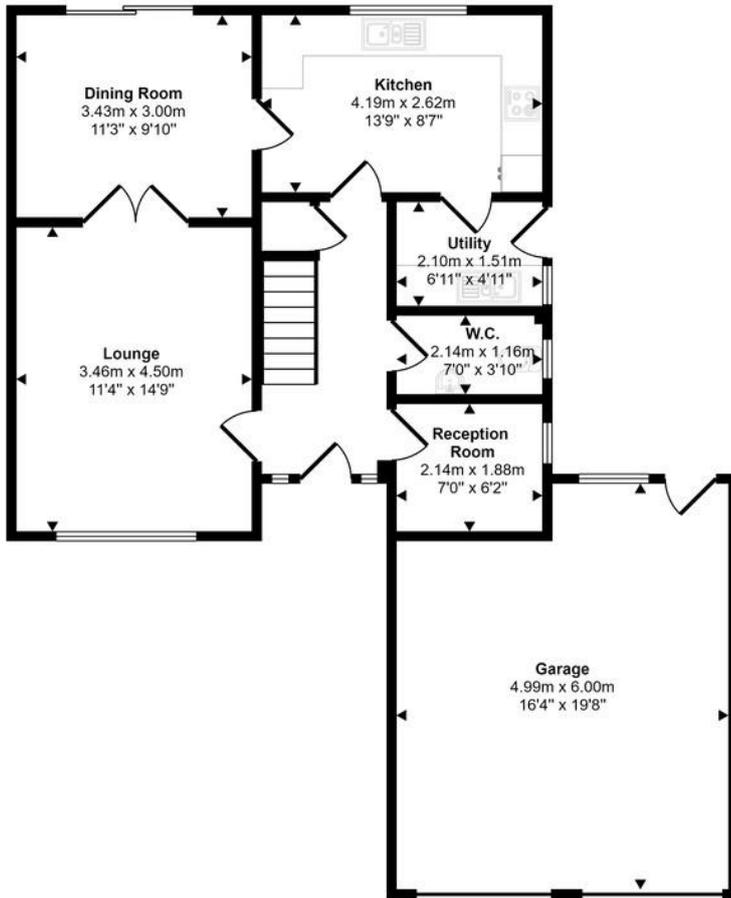
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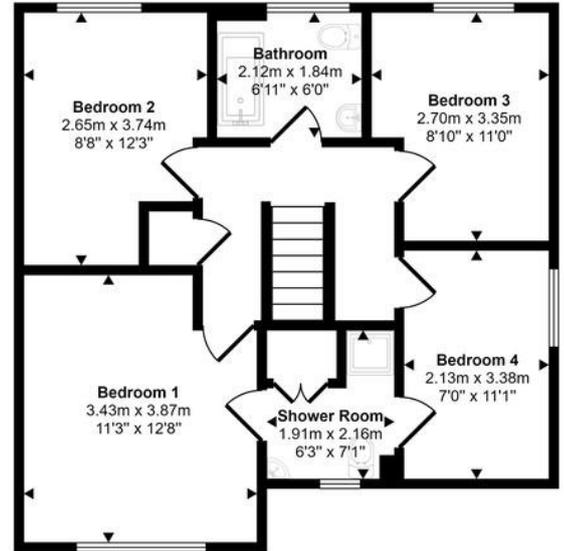




Approx Gross Internal Area  
143 sq m / 1534 sq ft



Ground Floor  
Approx 86 sq m / 927 sq ft



First Floor  
Approx 56 sq m / 607 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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