



- Four Double Bedroom Family Home
- Two En-Suite Shower Rooms
- Spacious Living Throughout
- Nolte German Kitchen/Diner
- Superb Open Plan Layout
- Fully Refurbished & High Specification Throughout
- Double Garage To Rear
- Prime City Location
- Must View To Fully Appreciate

Long Leys Road, Uphill, LN1 1EQ
£499,950



Starkey&Brown is delighted to offer for sale this exceptional four-double bedroom detached family home positioned on Long Leys Road and enjoying a attractive outlook over the green area. The property has been refurbished to an high specification throughout creating a beautiful home ready for immediate living.

Accommodation briefly comprises a welcoming entrance hall, a spacious living rom featuring an electric living flame fireplace and doors opening onto the rear garden. An impressive feature of the property is the open plan kitchen/dining room measuring 35ft forming the heart of the home and the kitchen has been thoughtfully designed by German manufacturer and has been fitted with integrated appliances offering ample space for dining and entertaining. Completing the ground floor there is a utility room and a downstairs WC.

Rising to the first floor are four-double bedrooms, all benefitting from built-in wardrobes. The master bedroom has a His&Hers dressing area with a modern en-suite shower room. Bedroom two, also benefits from it's own en-suite shower room. Finishing the first floor is a modern four-piece family bathroom suite.

Further benefits of the property includes gas central heating and uPVC double-glazing throughout.

Externally the property has ample off-street parking and access to a double-garage with power and electrics. To the rear of the property there is the driveway and off-street parking, a private garden with a lawned area, a patio seating area providing excellent space for entertaining and relaxing.

The property is located within easy reach of local amenities including shops, schooling and transport links, close proximity to the West Common and offers a short walk into Lincoln city centre and the historical Bailgate area.

Viewing is highly recommended to fully appreciate the property, size and presentation being offered for sale.

Council tax band: E. Freehold.



uPVC composite door leading to:

Entrance Hall

Staircase rising to the first floor, a coved ceiling, LED lighting, an understairs storage cupboard, tiled flooring and a radiator. Access to:

Living Room

20' 3" x 11' 4" (6.17m x 3.45m)

A uPVC bay-fronted window to the front aspect, Amtico flooring, two radiators, a built-in electric fireplace with live flame, a coved ceiling and French doors to the rear.

Open Plan Kitchen/Dining Room

35' 10" x 15' 0" (10.91m x 4.57m)

Kitchen Area

Nolte German kitchen. A range of base and wall units, a full-length integrated fridge, an integrated freezer, a kitchen island (approximately 3m), a deep inset ceramic sink with Quooker instant tap, integrated studioline Siemens appliances including two self-cleaning Wifi ovens - one with built-in microwave, Dekton scratch-resistant heavy-duty worktops with underlight, an integrated dishwasher, tiled flooring, LED lighting, a uPVC double-glazed window to the side and rear aspects, a radiator, a coved ceiling, and a uPVC door leading to the rear.

Dining Area

A uPVC bay window to the front aspect, tiled flooring, a radiator, and coving.

Utility Room

Nolte wall and base units, a uPVC door leading to the rear aspect, space and plumbing for a washing machine, space for a tumble dryer, a radiator, tiled flooring, and a radiator.

WC

A low-level WC, a wash hand basin with under storage beneath, a frosted double-glazed window to the rear, partially tiled walls, tiled flooring, a radiator, and an extractor fan.

First Floor Landing

Carpeted, a radiator, LED lighting, a coved ceiling, and an airing cupboard housing the hot water tank. Access to the bedrooms and the family bathroom.

Master Bedroom

15' 6" x 12' 11" (4.72m x 3.93m)

Having a uPVC double-glazed window to the side aspect, a radiator, carpeted, and LED lighting. Open access to:

Dressing Area

Carpeted and His&Her wardrobes. Access to:

En-Suite

Three-piece suite comprising a walk-in double-walk-in shower cubicle with a waterfall showerhead, a low-level WC, a wash-hand basin with under drawer storage, tiled flooring, tiled walls, a vertical radiator, a frosted double-glazed window to the side aspect, and an extractor fan.

Bedroom 2

10' 10" x 9' 7" (3.30m x 2.92m)

Having a uPVC double-glazed window to the front aspect, a coved ceiling, carpeted, a radiator, and a built-in wardrobe. Access to:

En-Suite

Three-piece suite comprising low-level WC, a wash-hand basin, a walk-in shower cubicle with a waterfall showerhead, a frosted double-glazed window to the front aspect, partially tiled walls, and an extractor fan, a wall-mounted mirror storage cabinet, and a radiator.

Bedroom 3

11' 7" x 11' 1" (3.53m x 3.38m)

Having a uPVC double-glazed window to the front aspect, LVT flooring, a coved ceiling, a radiator, and built-in wardrobe storage.

Bedroom 4

10' 10" x 9' 5" (3.30m x 2.87m)

Having a uPVC double-glazed window to the rear aspect, LVT flooring, a coved ceiling, a radiator, and a built-in wardrobe.

Family Bathroom

Four-piece suite comprising panelled bath, a walk-in shower cubicle with waterfall showerhead, a low-level WC, a wash-hand basin with storage, a frosted double-glazed window to the rear aspect, a vertical radiator, tiled flooring, tiled walls, an extractor fan, and a shaver point.

Outside Front

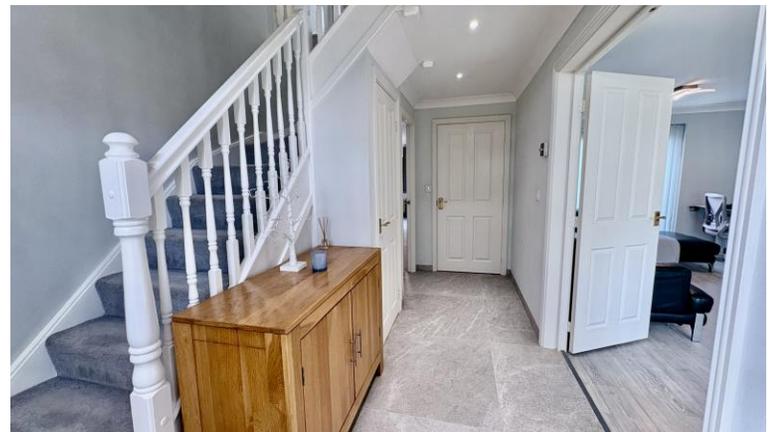
Block paving to the front door, a variety of shrubs and hedges. The position of the property overlooks the green to the front.

Outside Rear

Electric gate access leading to the block-paved driveway with ample parking. Access to the double garage. A lawned area, a fenced surround, a patio seating area, EV charger. Gated access to the front.

Double Garage

Double up and over door, power, and electrics.





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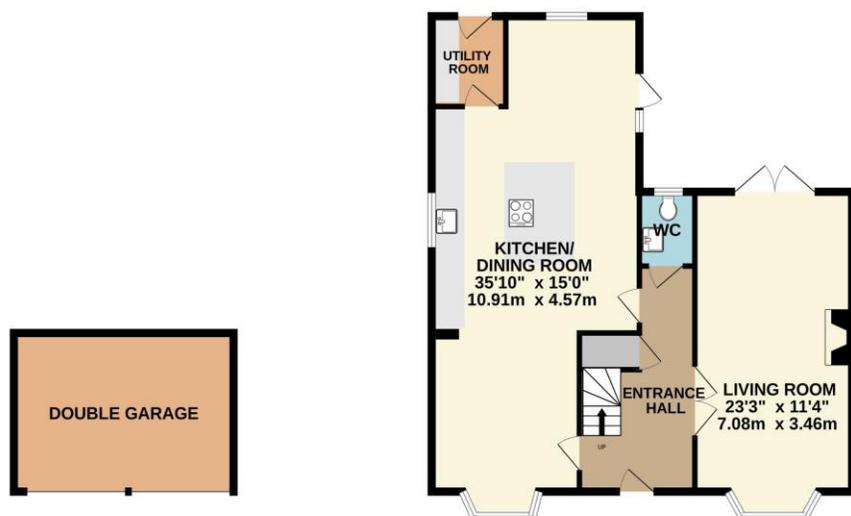


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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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