



2 Oakleigh Terrace

Lincoln, LN1 1DY

£240,000

A fantastic opportunity to purchase a stunning two bedroomed mid terraced home situated just off Long Leys Road and backs onto Lincoln West Common, whilst also being within a short walk into Lincoln City Centre. The property has been greatly improved and extended by the current owners and offers a high specification finish throughout. The property features a fantastic open plan living kitchen with Bi-fold doors overlooking the rear and a high quality kitchen with oak work surfaces and a range of integral appliances. The internal accommodation comprises of Lounge, Dining Room, Open Plan Living Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. The property also boasts a substantial sized south facing garden to the rear and a courtyard area which is accessed from the Kitchen Bi-fold doors. To the rear of the garden the property further benefits from having a gated gravelled area providing ample off road parking for several vehicles and access to the Detached Double Garage with a storage area above. The Detached Garage has its own power and water supply and Internet connectivity whilst also having insulated walls giving the potential to convert into a Detached Annex (subject to planning permissions). Viewing of the property is essential to appreciate the standard of accommodation on offer. The property is being sold with the added benefit of No Onward Chain.



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SERVICES

All mains services available. Gas central heating. Underfloor heating in the kitchen.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along Yarborough Road, turn left onto Long Leys Road and Oakleigh Terrace can be located on the left hand side. The parking to the rear of the property can be located off Oakleigh Drive which is the next left turning off Long Leys Road.

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 Bishop Grosseteste College.





ACCOMMODATION

LOUNGE

11' 7" x 10' 7" (3.53m x 3.23m) , with UPVC double glazed window and composite external door to the front elevation, solid wood shelving, built-in storage cupboard, fireplace with space for log burner and radiator.

DINING ROOM

15' 3" x 12' 0" (4.65m x 3.66m) , with UPVC double glazed window, exposed pine flooring, fireplace with space for multi-fuel burner, designer radiator, spotlighting and under stairs storage cupboard.

LIVING KITCHEN

27' 6" x 6' 3" (8.38m x 1.91m) , with three UPVC double glazed windows to the side elevation, composite double glazed door to the side elevation, bi-fold doors to the rear elevation, three Velux windows, stone tiled flooring with underfloor heating, fitted with a range of high quality wall, base units and drawers with oak work surfaces over, two bowl porcelain sink with mixer tap, Smeg range cooker with six burner gas hob, integral dishwasher, integral washing machine, space for fridge freezer, space for tumble dryer and downlighting.

FIRST FLOOR LANDING

With banister rail and exposed floorboards.

BEDROOM 1

11' 9" x 10' 7" (3.58m x 3.23m) , with UPVC double glazed window to the front elevation, built-in wardrobe, designer radiator and over stairs storage cupboard.

BEDROOM 2

9' 1" x 8' 8" (2.77m x 2.64m) , with UPVC double glazed window to the rear elevation, access to the roof void and radiator.

BATHROOM

11' 8" x 6' 2" (3.56m x 1.88m) , with UPVC double glazed window to the rear elevation, laminate flooring and suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, heated towel rail, spotlighting, extractor fan and a unit with oak shelving, LED lighting and cupboard spaces below and above.

OUTSIDE

To the front of the property there are steps down to a front forecourt and access to the shared passageway. To the rear of the property there is a south facing lawned garden with a raised patio seating area, accessed from the kitchen bi-fold doors and a range of plants and shrubs. From the courtyard area the garden steps down to extensive lawned gardens with a paved area and a pathway running through. There is outside lighting, tap and a garden shed. The pathway leads to a Detached Double Garage to the rear of the garden. To the front of the garage there is a large gravelled area providing ample off road parking for several vehicles, fencing and lockable gates providing a secure area.





DETACHED DOUBLE GARAGE

22' 5" x 14' 0" (6.83m x 4.27m) , with electric roller door and UPVC double glazed external doors, steps rising to the garage storage area. The garage also has insulated walls, power, lighting, Internet connection, CCTV and a water supply.

STORAGE AREA

22' 2" x 9' 3" (6.76m x 2.82m) , with two Velux windows.

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

Moving with Us and Silks and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silks & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

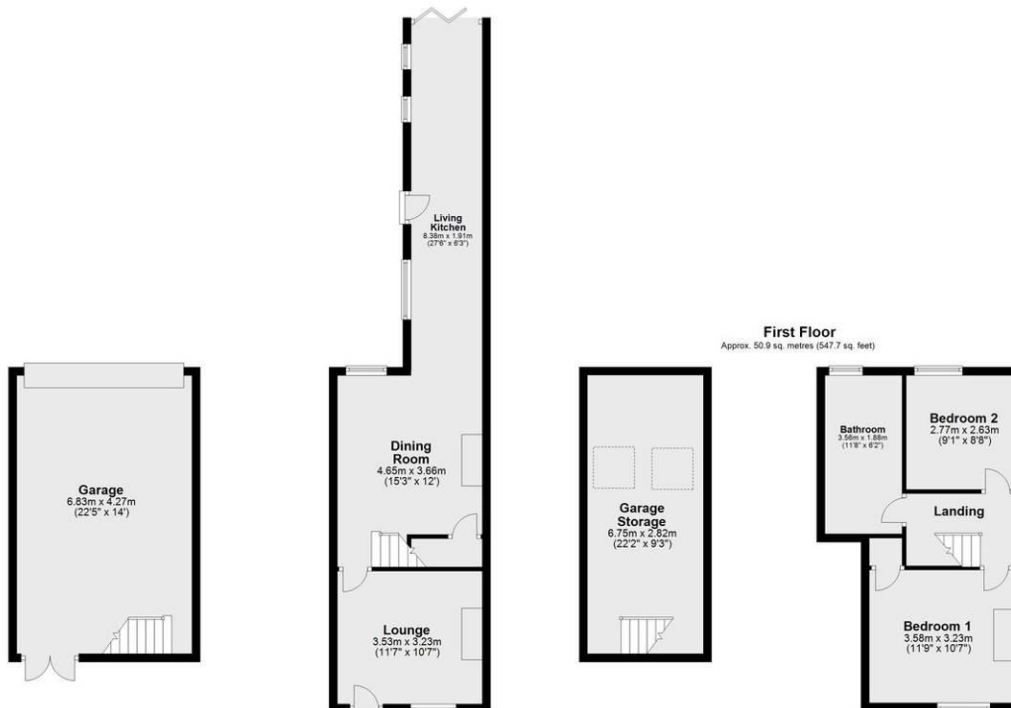
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Ground Floor
Approx. 74.0 sq. metres (798.8 sq. feet)



Total area: approx. 124.9 sq. metres (1344.5 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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