



1 Lee Road

Lincoln, LN2 4BJ

£799,950

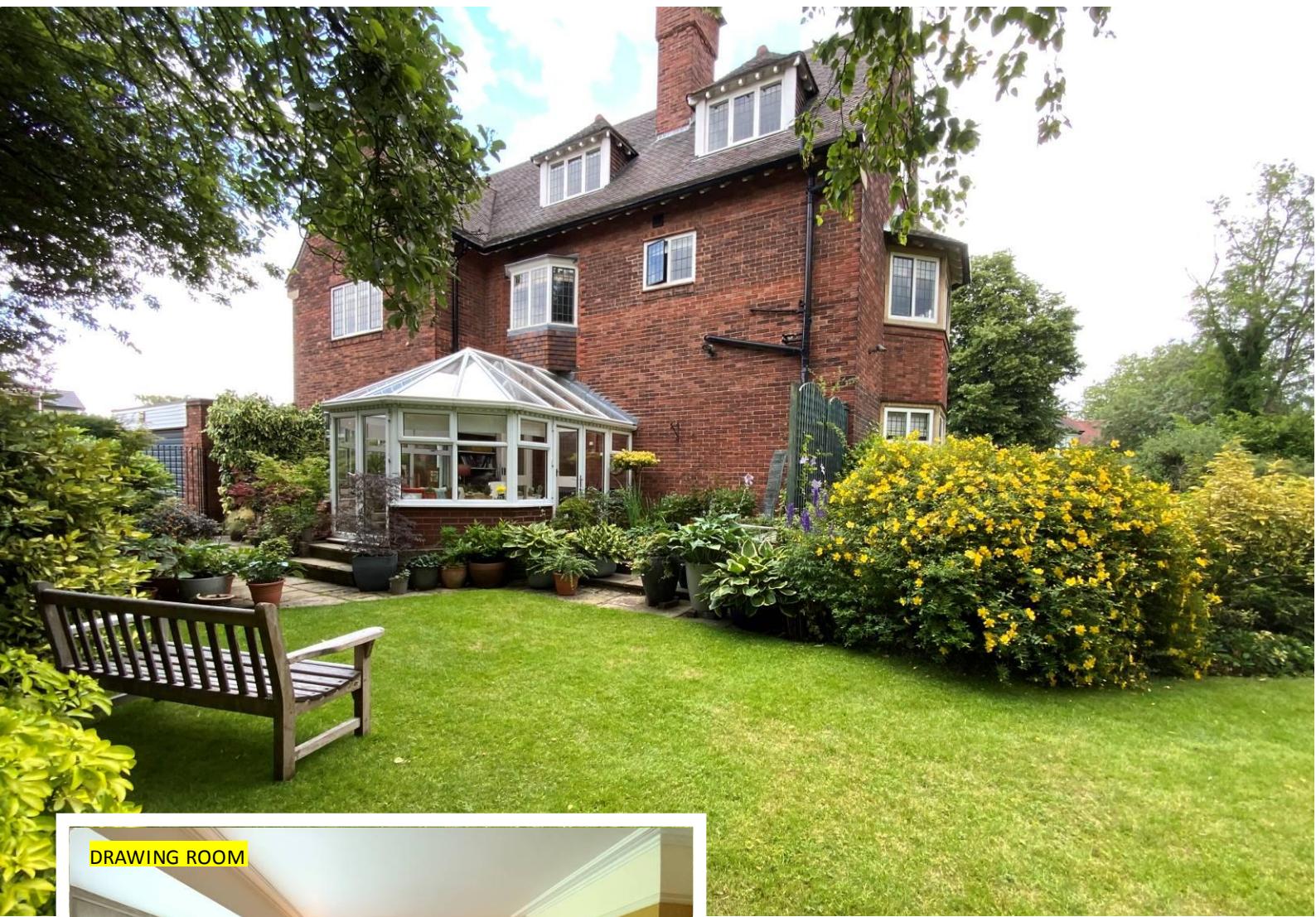
A five/six bed roomed detached Edwardian family home built and designed by local architect JRC Harding in 1910. The property sits on a corner plot with impressive well-stocked gardens to the front, side and rear. The current owners have restored and renovated the property to its former glory with accommodation consisting of Entrance with Reception Hallway, Drawing Room and Dining Room all with open fires, Conservatory, WC, Utility Room, Living Kitchen with a range of high specification appliances and bespoke fitted kitchen. Beneath the Kitchen is a generous sized Cellar. To the First Floor there is a Main Bedroom with a luxury En-suite, two Bedrooms, Study and a luxury Family Bathroom. To the Second Floor there are two further Bedrooms, Family Bathroom, Dressings Room and Loft Storage. The property has a double driveway which provides ample off road parking and access to the Double Garage. The property provides approximately 4,000 sq ft of living accommodation and sits within easy walking distance of the Cathedral Quarter and University City of Lincoln.

LIVING KITCHEN



DINING ROOM





DRAWING ROOM



LIVING KITCHEN



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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 Bishop Grosseteste College.

ACCOMMODATION

ENTRANCE

4' 6" x 11' 0" (1.38m x 3.36m) , with front door and antique glass window, tiled flooring with electric underfloor heating, solid oak wooden door leading to the reception hallway.



RECEPTION HALL

10' 10" x 20' 8" (3.32m x 6.31m) , with solid wooden flooring, open cast iron fire with decorative surround, Clyde cast iron feature radiators, feature beams, stairs to the first floor landing with storage below, doors to the dining room, drawing room, living kitchen and WC, full height windows and doors to the conservatory.



DRAWING ROOM

23' 9" x 13' 10" (7.25m x 4.24m) , with walk-in Crittall leaded bay window with views over the main garden, open fire with Dublin Corbel Limestone surround, solid wooden flooring, Clyde cast iron radiators, decorative coving and picture rail.



DINING ROOM

17' 3" x 15' 5" (5.27m x 4.71m) , with Crittall leaded windows to the west aspect with views over the side garden, open fire with white marble surround, Clyde cast iron radiators and solid wooden flooring.



LIVING KITCHEN

23' 11" x 18' 3" (7.30m x 5.57m) , with Crittall leaded windows to the East and North aspects, fitted with bespoke Poggenpohl of Germany solid wood units with Corian worktops, double Franke sink unit with Franke Triflow filtered water system, 4 oven Aga cooker with new burner, integral AEG steam/fan conventional oven, Smeg hob with extraction above, fitted Neff fridge, freezer, Neff microwave, Clyde cast iron radiators, Amtico flooring and LED spotlights to the ceiling and a concealed trap door to the cellar.

CELLAR

With two Valiant Eco condensing boilers, expansion tank, water meter and wine storage area.

WC

7' 11" x 5' 5" (2.43m x 1.67m) , with Crittall leaded windows, tiled flooring, WC, wash hand basin, Clyde cast iron radiator and door to utility room.

UTILITY ROOM

6' 9" x 20' 7" (2.08m x 6.28m) , with Crittall leaded window and glass panel door to the front aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, full height storage cupboard and spaces for automatic washing machine, tumble dryer and freezer.

CONSERVATORY

12' 0" x 13' 3" (3.66m x 4.05m) , with UPVC windows and doors to the garden and radiator.

STUDY/BEDROOM 4**FIRST FLOOR LANDING**

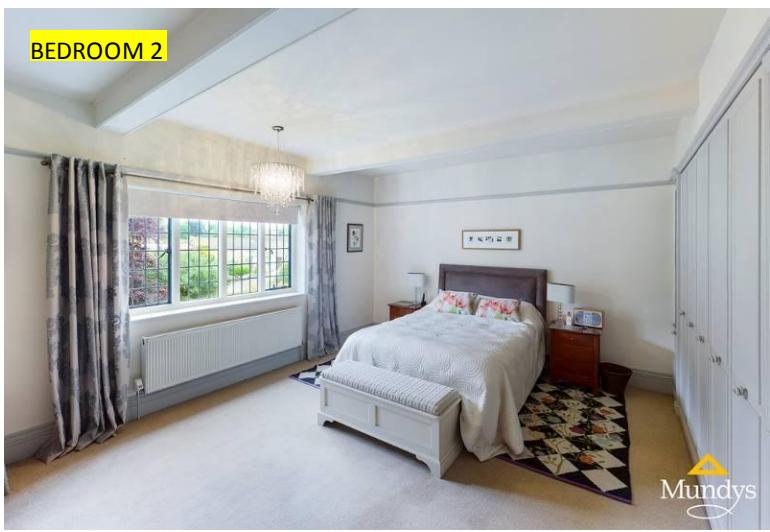
With Crittall leaded window to the north aspect, feature beams and woodwork, doors to three bedrooms, study and bathroom and stairs to the second floor.

MAIN BEDROOM

14' 0" x 19' 1" (4.29m x 5.83m) , with Crittall leaded walk-in bay window overlooking the main garden, window to the east aspect, radiator, range of fitted cupboards/wardrobes and door to en-suite.

EN-SUITE

13' 8" x 5' 10" (4.18m x 1.78m) , with Crittall leaded window to the west aspect, his and hers sink unit with mirrors, WC, walk-in shower cubicle, chrome towel radiator and electric underfloor heating.

BEDROOM 2

17' 1" x 15' 5" (5.23m x 4.71m) , with Crittall leaded windows to the west aspect, radiator, fitted cupboards/wardrobes, shelving and picture rail.

BEDROOM 3

13' 6" x 12' 9" (4.12m x 3.90m), with Crittall leaded secondary glazed windows to the south and east aspects, radiator and fitted cupboards/wardrobes.

STUDY/ BEDROOM 4

18' 0" x 12' 0" (5.50m x 3.66m) , with walk-in Crittall leaded bay window to the west aspect, walk-in cupboard, picture rail and radiator.

BATHROOM

10' 3" x 11' 0" x 19' 1" maximum (3.13m x 3.36m x 5.83m maximum) , with Crittall leaded windows to the north and east aspects, tiled flooring, shower with electric underfloor heating, over head shower head and wall shower head, WC, bath, Clyde cast iron radiators, LED spotlights to the ceiling, tiled flooring and tiled walls.

SECOND FLOOR LANDING

With Crittall leaded windows to the east aspect and doors to two bedrooms and bathroom.

BEDROOM 5

14' 0" x 17' 3" (4.27m x 5.26m) , with Crittall leaded window, wooden flooring, radiator and door to dressing room.

DRESSING ROOM

6' 11" x 9' 6" (2.13m x 2.91m) , with Crittall leaded window to the west aspect, solid flooring and radiator.



BEDROOM 6



BEDROOM 6

14' 2" x 14' 0" (4.34m x 4.29m), with Crittall leaded windows to the south and west aspects, wooden flooring and loft storage.

BATHROOM

11' 2" x 6' 5" (3.41m x 1.98m) , with Crittall leaded window to the west aspect, tiled flooring, underfloor heating, suite to comprise bath with shower over, WC and wash hand basin and a chrome towel radiator.

OUTSIDE

To the side of the property (off Lee Road) there are steps up to a paved area with flowerbeds, mature shrubs, trees and door to the front entrance. The main garden is laid to lawn with well-stocked flowerbeds, paved areas and a gate to the off road parking area and garage. The off road parking is accessed via Auden Close and offers ample off road parking and gives access to the Garage. To the side of the property there is a secluded garden with paved areas and steps down to the conservatory, extensive mature shrubs and trees and leading to the rear garden. The rear garden has extensive lawned area with a range of mature shrubs and trees and flowerbeds.

DOUBLE GARAGE

19' 4" x 14' 1" (5.90m x 4.30m) , with electric up and over door to the front aspect, door to the side aspect and a range of storage areas.

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.

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Move with Us and Sills & Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to 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 Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information on services they offer relating to Surveys. Should you decide to instruct Go to 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.

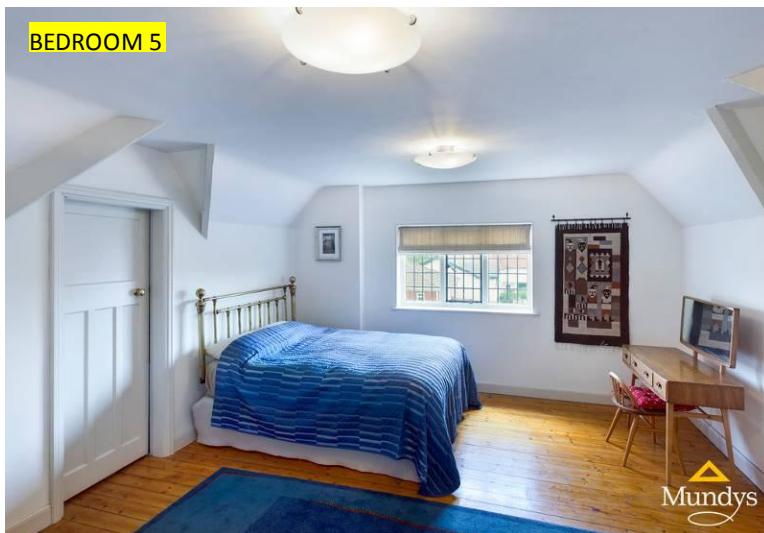
GENERAL

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:

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BEDROOM 5



SECOND FLOOR BATHROOM





For illustration purposes only.
(Not to scale or to plan)

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