



53 Long Leys Road

Lincoln, LN1 1DR

£385,000

This is a beautiful, completely refurbished and redesigned three bedroomed semi-detached property situated in this sought after area of Lincoln and enjoying open views over the West Common and within walking distance of the Uphill Area of Lincoln. The property has modern and stylish living accommodation to briefly comprise of Entrance Porch, Reception Hallway, Bay Front Lounge, Open Plan Kitchen and Family Room with bi-folding doors, Utility Room and First Floor Landing leading to three Bedrooms and Family Shower Room. Outside the property is approached via sweeping "in" and "out" driveway to the front providing ample off road parking and giving access to the Detached Garage and Home Office. To the side of the property there is a gated paved area providing further secure parking or a seating area. To the rear of the property there is a lawned garden with flower beds.





SERVICES

Gas central heating. Mains electricity, water and drainage. Under floor heating to the Family Room and Kitchen. Air conditioning to the Home Office.

EPC RATING – E

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Long Leys Road and the property can be located on the right hand side.

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 University.





ACCOMMODATION

ENTRANCE PORCH

3' 2" x 6' 2" (0.99m x 1.89m) With uPVC window and door to the front and door to the Inner Hallway.

INNER HALLWAY

5' 10" x 11' 6" (1.78m x 3.53m) With stairs to the First Floor Landing and doors to the Lounge and Family Room.

LOUNGE

12' 3" x 11' 10" (3.74m x 3.62m) With uPVC bay window to the front, gas fire and radiator.

FAMILY ROOM

10' 2" x 18' 11" (3.12m x 5.77m) With bi-folding doors to the side, under floor heating, gas fire, vertical radiator and archway leading to the Kitchen Area.



KITCHEN

7' 8" x 10' 4" (2.35m x 3.17m) With uPVC window to the rear, Velux window, tiled flooring with under floor heating, fitted with a range of quality Krantz of Lincoln wall, base units and drawers with Quartz work surfaces over, a range of Miele appliances to include a self cleaning oven and microwave combination oven, NEFF fridge, induction hob with a remote controlled extractor fan over and circular wooden breakfast bar.

UTILITY ROOM

5' 10" x 6' 2" (1.78m x 1.88m) With uPVC window to the side, fitted Krantz of Lincoln base units with Quartz work-surfaces, full height storage cupboards, WC, wash hand basin, tiled flooring and vertical radiator.



FIRST FLOOR LANDING

With window to the front enjoying views over the West Common and doors to three Bedrooms and Shower Room.

BEDROOM 1

12' 4" x 11' 11" (3.76m x 3.64m) With uPVC window to the front enjoying views over the common and radiator.

BEDROOM 2

10' 3" x 9' 6" (3.13m x 2.91m) With uPVC window to the rear, fitted wardrobes and radiator.

BEDROOM 3

8' 2" x 8' 6" (2.49m x 2.60m) With uPVC window to the rear and radiator.



SHOWER ROOM

8' 3" x 4' 7" (2.52m x 1.42m) With uPVC window to the side, tiled flooring, partly tiled walls, suite to comprise of shower with a Mira remote controlled direct feed shower, WC and wash hand basin and vertical towel radiator.



OUTSIDE

The property is approached via a sweeping "in" and "out" driveway to the front providing off road parking for numerous vehicles. There is gated access to the side of the property providing further off road secure parking if required, however, this area is currently being utilised as a paved seating area and which gives access to the bi-folding leading to the Family Room, rear garden and Garage. The rear garden is principally laid to lawn with flower beds.

GARAGE

12' 2" x 17' 9" (3.71m x 5.42m) With uPVC door to the side, electric up and over door to the front, power, lighting and door to the Home Office.

HOME OFFICE

7' 6" x 17' 9" (2.30m x 5.42 m) With uPVC windows to the front and side aspects enjoying fantastic views over the West Common, power lighting and wall mounted air conditioning unit.



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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westbay Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westbay Financial Services we will receive 30% of the fee which Westbay Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westbay Financial Services will pay between £10 and £30 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

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

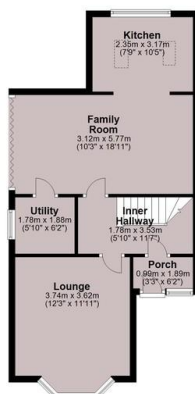
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

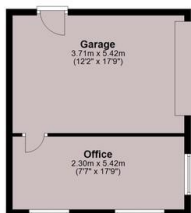
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Ground Floor
Approx. 65.8 sq. metres (621.8 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 127.8 sq. metres (1375.4 sq. feet)

For illustration purposes only.
Plan produced using PlanIt.

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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.

