



96 Longdales Road

Lincoln, LN2 2JT

£395,000

A vastly extended four/five bedroomed detached family home situated within this popular location to the north of the City of Lincoln and within walking distance into the historic Lincoln Bailgate and Cathedral Quarter. There is also easy access into Lincoln City Centre, the A46 Bypass and the Lincoln eastern Bypass. Internally the property requires modernisation and has spacious living accommodation briefly comprising of Porch, Hall, Snug/Study, Inner Hallway with Pantry, Family Room, Downstairs WC, Rear Porch, Kitchen, Lounge and a First Floor Landing leading to a Family Bathroom, three Bedrooms and a Bedroom/Dressing Room leading to an additional 5th Bedroom. Outside there is a garden to the front with a driveway to the side providing off road parking and giving access to the Garage with a Workshop/Office space to the rear and a Lean-to overlooking the rear garden. To the rear of the property there is a generous sized mature garden. The property is being sold with No Onward Chain.



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SERVICES – All mains services available. Gas central heating.

EPC RATING – F.

COUNCIL TAX BAND – D (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS - Leaving Lincoln City Centre north along Yarborough Road, proceed straight across onto Yarborough Crescent and at the next roundabout proceed straight across onto Longdales Road where the property can be located on the left 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.

PORCH - With external door and window to the side elevation.

HALL - With stairs to the first floor and radiator.

SNUG / STUDY - 11' 11" x 9' 11" (3.63m x 3.02m), with UPVC double glazed window to the front elevation, fire surround and hearth and radiator.

INNER HALLWAY - 9' 6" x 6' 4" (2.9m x 1.93m), with radiator, under stairs storage cupboard and access to pantry.

PANTRY - 6' 4" x 2' 11" (1.93m x 0.89m), with shelving.

FAMILY ROOM - 14' 0" x 13' 9" (4.27m x 4.19m), with UPVC double glazed window to the rear elevation and radiator.

W.C - 6' 4" x 2' 7" (1.93m x 0.79m), with low level WC.

PORCH - 5' 7" x 3' 11" (1.7m x 1.19m), with timber door to the rear elevation.

KITCHEN - 15' 3" x 13' 11" (4.65m x 4.24m), with two UPVC double glazed windows to the rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, stainless steel sink unit and drainer, radiator, space for freestanding cooker and plumbing for washing machine.

LOUNGE - 13' 11" x 11' 9" (4.24m x 3.58m), with UPVC double glazed window to the front elevation, gas fire and radiator.

FIRST FLOOR LANDING - With UPVC double glazed window to the rear elevation and access to the roof void.

BEDROOM 1 - 15' 4" x 13' 11" (4.67m x 4.24m), with two UPVC double glazed windows to the rear elevation and two radiators.

BEDROOM 2 - 14' 0" x 10' 9" (4.27m x 3.28m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 3 - 11' 4" x 9' 10" (3.45m x 3m), with UPVC double glazed window to the front elevation, wash hand basin and radiator.

BEDROOM 4 - 14' 2" x 8' 10" (4.32m x 2.69m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 5 / DRESSING ROOM - 9' 11" x 7' 0" (3.02m x 2.13m), with UPVC double glazed window to the side elevation and radiator.

BATHROOM - 5' 9" x 5' 5" (1.75m x 1.65m), with UPVC double glazed window to the front elevation, low level WC, wash hand basin, bath and radiator.

OUTSIDE - To the front of the property there is a garden with a driveway to the side providing off road parking and also gives access to the Single Garage. To the rear of the property there are generous sized mature gardens, which are mainly laid to lawn with a wide variety of shrubs and trees.

GARAGE - 17' 10" x 9' 6" (5.44m x 2.9m), with double doors to the front elevation, radiator, power and lighting.

WORKSHOP/OFFICE - 9' 6" x 7' 0" (2.9m x 2.13m), with radiator and power points.

LEAN TO - 9' 1" x 5' 8" (2.77m x 1.73m), with two windows to the rear elevation and door to the rear garden.

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

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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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 3.0% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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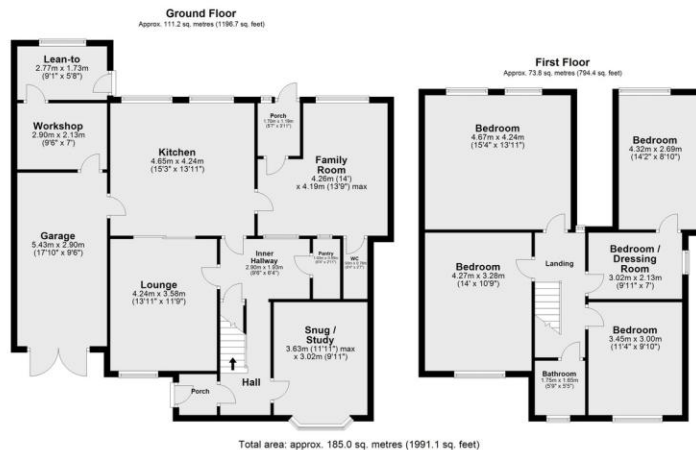
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the costs of financing your purchase.

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.

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