



24 Upper Long Leys Road

Lincoln, LN1 3NJ



Book a Viewing!

£325,000

With one of possibly the best views in Lincoln, a two bedroom detached bungalow situated within dose proximity to Lincoln's Bailgate and Cathedral Quarter, offering incredible panoramic views across the South of Lincoln City and Lincolnshire beyond. The property is in need of some modemsiation, offering the opportunity to create your perfect home, with accommodation comprising of Hall, Lounge, Kitchen, conservatory, two double Bedrooms and Bathroom. The grounds extend to approximately 0.18 acres (STS), with a front garden, garage, mature rear garden and a wraparound balcony off the lounge making the most of the fantastic views. Viewing is essential to appreciate the potential on offer and the priceless position in which this property sits.





SERVICES

Mains electricity, water and drainage.
Electric Heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

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 University.





ACCOMMODATION

HALL

With three storage cupboards and loft access point.

LOUNGE

14' 11" x 13' 10" (4.55m x 4.23m) With double glazed window to the rear aspect with panoramic and extensive views of Lincolnshire, double glazed sliding door to the balcony, electric fire in feature fireplace and electric radiator.

KITCHEN

14' 10" x 9' 9" (4.54m x 2.98m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for washing machine, fridge freezer and cooker, tiled splashbacks, double glazed windows to the side and rear aspects and door to the side.

CONSERVATORY

11' 3" x 8' 4" (3.44m x 2.55m) With double glazed window to the front aspect, double glazed sliding door to the side aspect, internal door to the garage and two electric radiators.

BEDROOM 1

14' 10" x 8' 2" (4.53m x 2.51m) With double glazed window to the rear aspect with panoramic and extensive views of Lincolnshire, double wardrobe with sliding door and electric radiator.

BEDROOM 2

11' 8" x 10' 3" (3.58m x 3.14m) With double glazed window to the rear aspect with panoramic and extensive views of Lincolnshire and double wardrobe with sliding door.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, towel radiator, airing cupboard, tiled splashbacks and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an enclosed garden and an attached single garage, with up and over door, internal door, light and power. The property has a wraparound balcony accessed from the lounge making the most of the extensive panoramic views across Lincolnshire. There are two brick sheds beneath the property and a spacious and enclosed rear garden with pedestrian access from Upper Long Leys Road.





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 in to one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Bennett, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilen Gray 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 purchase from them.

CWH, J. Walter and Callum Lyman 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.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £25.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 0152 25 56088 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 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.

GENERAL

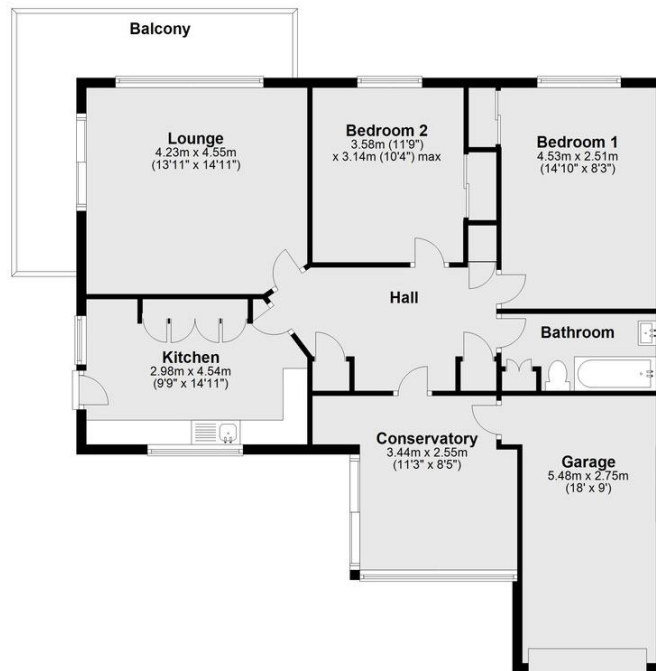
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for information and the vendors (Lessors) for whom they act as Agents give notice that:

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

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Ground Floor
Approx. 114.6 sq. metres (1233.7 sq. feet)



Total area: approx. 114.6 sq. metres (1233.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

