



**13 Massey Road**  
Lincoln, LN2 4BN

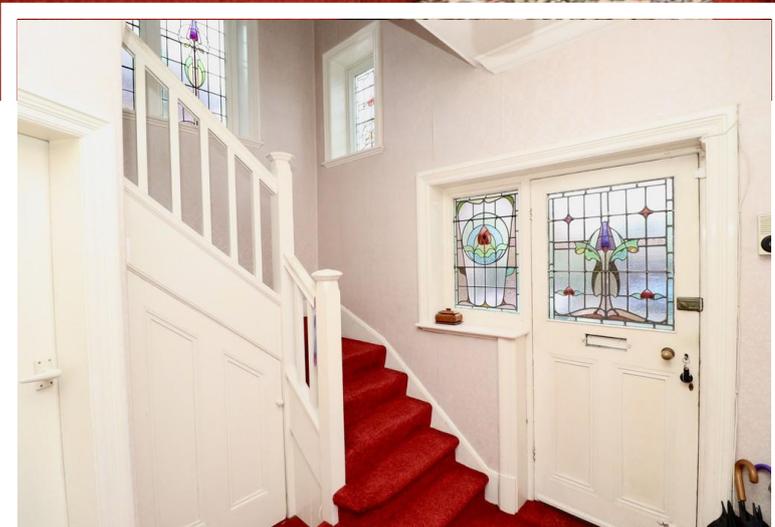


Book a Viewing!

**£525,000**

A rare opportunity to purchase a beautiful traditional family home within close proximity to Lincoln's Cathedral Quarter, on one of Lincoln's most prestigious roads. The spacious accommodation on offer comprises of Hall, Lounge, Dining Room, Conservatory, generous Open Plan Kitchen and Breakfast Room, Shower Room and a First Floor Landing leading to four Double Bedrooms, Family Bathroom and separate WC. The property retains many character features. Outside there is a block paved driveway, a Double Garage and a generous rear garden. Viewing of this property is essential to appreciate its position and the potential on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

**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.



#### HALL

With staircase to the first floor landing, under stairs storage cupboard, original stained glass windows to the front and side aspects and radiator.

#### LOUNGE

16' 10" x 13' 10" (5.15m x 4.22m) With double glazed bay window to the front aspect, gas fire set within feature fireplace and radiator.

#### DINING ROOM

12' 8" x 11' 10" (3.87m x 3.63m) With door to the conservatory, gas fire and radiator.

#### CONSERVATORY

11' 6" x 11' 4" (3.51m x 3.46m) With double glazed French doors to the rear garden.



#### KITCHEN

15' 11" x 10' 2" (4.86m x 3.11m) Fitted with a range of base and wall units with work surfaces over, twin stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine, dryer, dishwasher and cooker, two double glazed windows to the rear aspect and door to the conservatory.

#### BREAKFAST ROOM

16' 0" x 10' 10" (4.89m x 3.32m) With a range of storage cupboards, cupboard housing the gas fired central heating boiler, electric radiator and double glazed window to the side aspect.



#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, airing cupboard, double glazed window to the side aspect and radiator.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect, storage cupboard, loft access point and radiator.

#### BEDROOM 1

16' 9" x 13' 10" (5.13m x 4.22m) With double glazed bay window to the front aspect, two wardrobes and radiator.

#### BEDROOM 2

13' 1" x 11' 10" (4.00m x 3.61m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

#### BEDROOM 3

12' 7" x 10' 9" (3.84m x 3.29m) With double glazed window to the side aspect, storage cupboard and radiator.

#### BEDROOM 4

12' 7" x 10' 1" (3.86m x 3.09m) With double glazed window to the rear aspect, storage cupboard, wash hand basin in a vanity unit and radiator.



#### BATHROOM

Fitted with panelled bath with shower over, wash hand basin in a vanity unit, tiled walls, radiator and window to the side aspect.



**SEPARATE WC**

With close coupled WC, wash hand basin and double glazed window to the rear aspect.

**OUTSIDE**

To the front of the property is a block paved driveway providing off road parking for multiple vehicles and giving access to the double garage. There is a brick store attached to the property and a rear garden principally laid to lawn with mature shrubs and pond.



**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](http://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, Dale & Co, Bird & Co and Gilson 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 sale and £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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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 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**

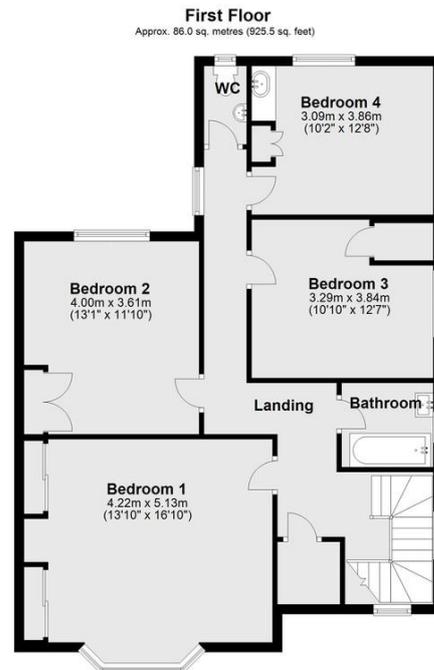
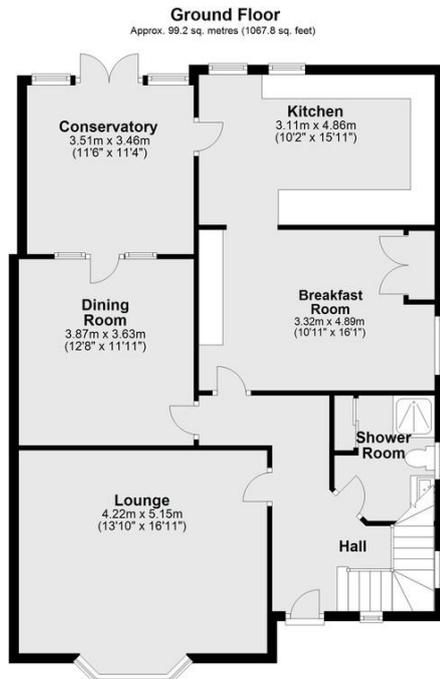
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

1. 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 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 permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 185.2 sq. metres (1993.3 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 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.

