



**38 Lee Road**  
Lincoln, LN2 4BQ



Book a Viewing!

**£588,000**

A fantastic four bedroom extended semi detached family home located in this prime position within the Uphill area of Lincoln and within walking distance into the Bailgate and Historic Cathedral Quarter. The property is beautifully presented throughout and has been updated and well maintained by the current owners, including an impressive rear extension which offers a superb Open Plan Kitchen/Dining space with a high specification fitted Kitchen and Bi-fold doors into the rear garden. The accommodation comprises of Porch, Entrance Hallway, Lounge, Family Room/Dining Room, Study, downstairs W/C, Utility Room, Open Plan Kitchen/Diner and a First Floor Landing leading to four generous sized Bedrooms and a Family Bathroom. Outside there is a driveway providing a mple off street parking which also gives access to a detached single garage. To the rear of the property there are lawned gardens and a recently laid patio seating area off the Kitchen. Viewing of this property is essential to appreciate the accommodation on offer.





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#### **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.







#### PORCH

With timber double external doors.

#### ENTRANCE HALL

With original stain glass door, LVT flooring, stairs to first floor and radiator.

#### LOUNGE

15' 10" x 13' 1" (4.83m x 3.99m) With UPVC double glazed bay window and radiator.

#### FAMILY ROOM/DINING ROOM

13' 1" x 12' 7" (3.99m x 3.84m) With UPVC double glazed window, feature fireplace and radiator.

#### STUDY

7' 11" x 6' 7" (2.41m x 2.01m) With radiator.

#### WC

With UPVC double glazed window, LVT flooring, low level WC, wash hand basin, radiator and spotlighting.

#### KITCHEN/DINER

17' 4" x 15' 0" (5.28m x 4.57m) With double glazed Bi-fold doors, LVT flooring and fitted with a range of wall and base units with slimline work surfaces over, integral oven, Neff ceramic hob, space for fridge freezer and a central Island with a range of base units with work surface over, Porcelain sink and drainer with mixer tap, plumbing and space for a dishwasher, spotlighting and two vertical radiators.

#### UTILITY ROOM

11' 7" x 7' 3" (3.53m x 2.21m) With UPVC double glazed external door, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, Porcelain sink and drainer with mixer tap, plumbing and spaces for washing machine and tumble dryer, spotlighting and extractor fan.

#### FIRST FLOOR LANDING

With access to roof void.

#### BEDROOM 1

13' 1" x 12' 7" (3.99m x 3.84m) With UPVC double glazed window and radiator.

#### BEDROOM 2

15' 10" x 11' 7" (4.83m x 3.53m) With UPVC double glazed window and radiator.

#### BEDROOM 3

11' 9" x 8' 2" (3.58m x 2.49m) With UPVC double glazed window and radiator.

#### BEDROOM 4

8' 11" x 7' 3" (2.72m x 2.21m) With UPVC double glazed window and radiator.





**BATHROOM**  
 8' 11" x 5' 4" (2.72m x 1.63m) With two UPVC double glazed windows, laminate flooring, low level WC, wash hand basin, freestanding bath, shower cubicle with Rainfall shower and tiled surround, radiator with towel rail, wall paneling, spotlighting and extractor fan.

**OUTSIDE**  
 To the front of the property there is a driveway providing off street parking which also gives access to the detached single garage. To the rear of the property there is a lawned garden with a patio seating area.

**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 – HOW WE MAY REFER YOU TO**  
 Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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. Water and Calum 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 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.

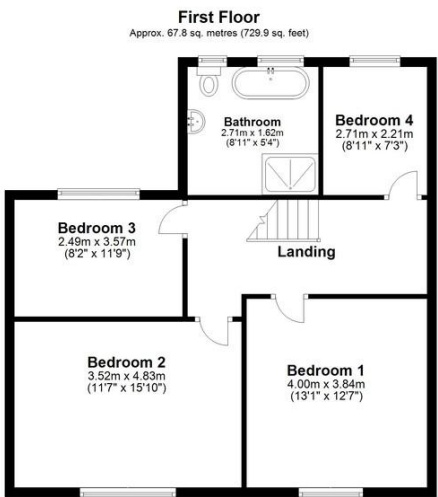
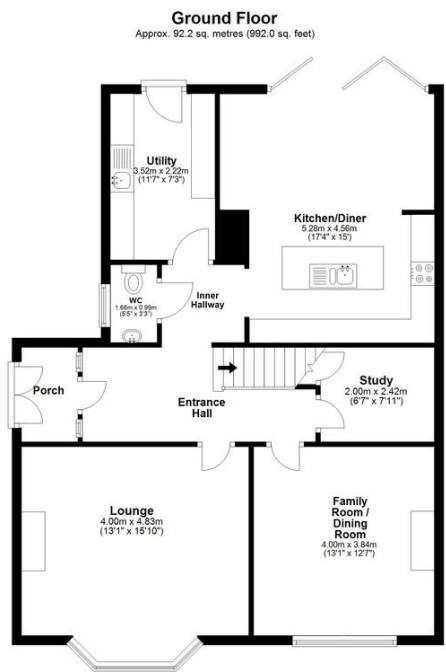
**GETTING A MORTGAGE**  
 We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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 are for the vendors (lessors) for whom they act as Agents given to the best of their knowledge.

1. These 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 whatsoever 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. 160.0 sq. metres (1721.9 sq. feet)  
 The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
 Mundys Estate Agents  
 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 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.

