



## 210 Long Leys Road Lincoln, LN1 1EQ



Book a Viewing!

**£525,000**

A substantial detached family home situated within the popular St. Georges Park development, close to the Cathedral City of Lincoln. The property has impressive and versatile accommodation across three floors, comprising of Entrance Hall, Lounge, Cloakroom/WC, impressive Kitchen Diner which is open plan to a fantastic Sun Room with vaulted ceiling, First Floor Landing leading to three Bedrooms, Master having a Dressing Room and four piece En-Suite Bathroom and a Second Floor Landing leading to three more Bedrooms, another with En-Suite Shower Room and a Family Bathroom. The property is set back from the road by a pleasant green area. There is an enclosed rear garden, a secure gated double-width driveway and a detached double garage. Viewing is highly recommended to appreciate the space and versatility of accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C.

**COUNCIL TAX BAND** — F.

**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. The property is ideally situated for access to the A46, A57 and A1 as well as the City Centre and West Common.







## ACCOMMODATION

### HALL

With staircase to the First Floor, understairs storage cupboard and radiator.

### LOUNGE

21' 1" x 11' 3" (6.45m x 3.45m) With double glazed window to the front aspect, double glazed French doors to the rear garden, gas fire set within a decorative fireplace and two radiators.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled walls, laminate flooring, radiator and double glazed window to the rear aspect.

### KITCHEN/DINER

21' 1" x 11' 6" (6.45m x 3.51m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, eye-level double electric oven, gas hob with extractor fan over, integrated fridge freezer, space for dishwasher, tiled floor, tiled splashbacks, two radiators to the front and side aspects and double glazed windows to the front and side aspects.

### SUN ROOM

11' 10" x 9' 9" (3.63m x 2.98m) Open plan from the kitchen/diner with vaulted ceiling, tiled flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

### UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, radiator, tiled flooring, tiled splashbacks, extractor fan and door to the rear garden.

### FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

### BEDROOM 1

12' 7" x 11' 6" (3.86m x 3.523m) With double glazed window to the front aspect, ceiling fan and radiator.

### DRESSING ROOM

8' 3" x 7' 3" (2.54m x 2.22m) With a range of fitted wardrobes, double glazed window to the side aspect and radiator.

### EN-SUITE BATHROOM

8' 7" x 8' 3" (2.63m x 2.54m) Fitted with a four piece suite comprising of panelled bath, double shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, laminate flooring, chrome towel radiator, extractor fan and double glazed window to the rear aspect.







#### BEDROOM 3

12' 11" x 11' 3" (3.94m x 3.44m) (Currently being used as a Cinema room) With double glazed window to the rear aspect and radiator.

#### BEDROOM 6/STUDY

11' 3" x 7' 11" (3.45m x 2.42m) With double glazed window to the front aspect and radiator.

#### SECOND FLOOR LANDING

With double glazed window to the front aspect, storage cupboard and radiator.

#### BEDROOM 2

13' 3" x 11' 6" (4.04m x 3.53m) With double glazed window to the front aspect, two fitted double wardrobes and radiator.



#### EN-SUITE SHOWER ROOM

7' 6" x 5' 6" (2.30m x 1.70m) Fitted with a three piece suite comprising of double shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator, extractor fan and double glazed window to the rear aspect.

#### BEDROOM 4

11' 4" x 9' 11" (3.46m x 3.03m) With double glazed window to the rear aspect, fitted double wardrobes and radiator.



#### BEDROOM 5

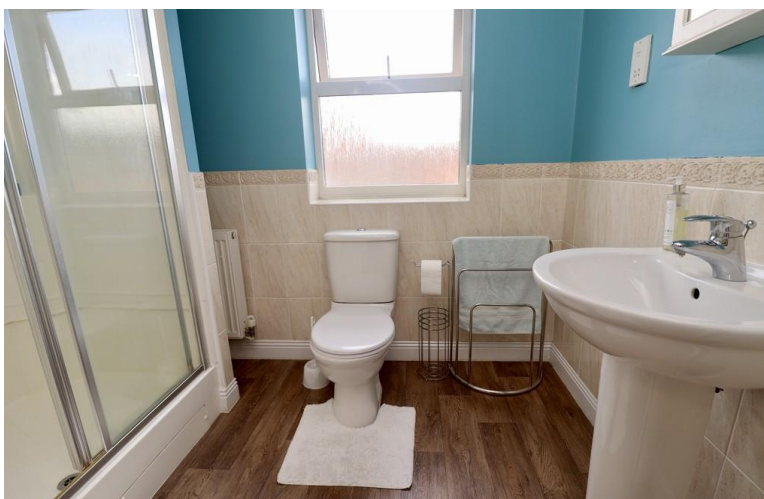
11' 3" x 8' 11" (3.45m x 2.74m) With double glazed window to the rear aspect, fitted double wardrobes and radiator.

#### BATHROOM

10' 3" x 5' 6" (3.14m x 1.70m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a low maintenance gravelled garden with shrubs and a path to the front door. The property is set back from the road and overlooks a green area. To the rear of the property there is an enclosed garden laid mainly to lawn with patio and decked seating areas, mature shrubs and flowerbeds and an outside water tap. There is a securely gated block paved driveway providing off-street parking for two vehicles and access to the detached double garage (accessed via Dorrigan Close). The garage has twin up and over doors to the front aspect, light and power. The property also benefits from a secure side gate to the rear with access to the front of the property which has a secondary gate to the garden.







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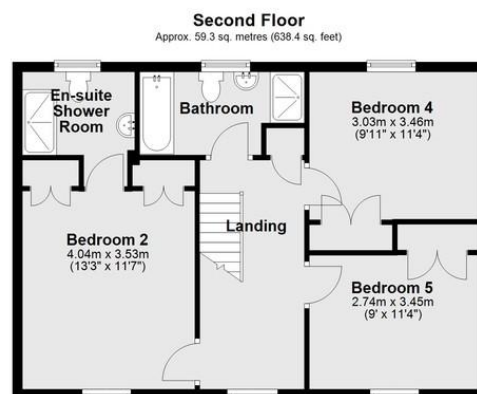
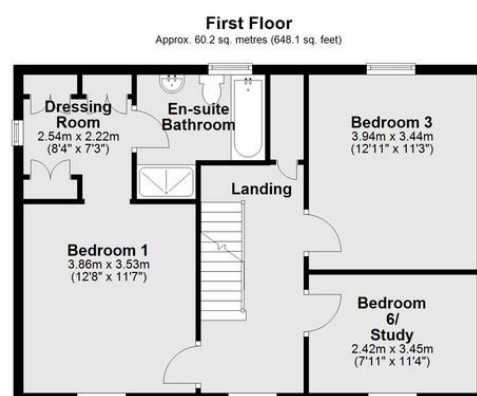
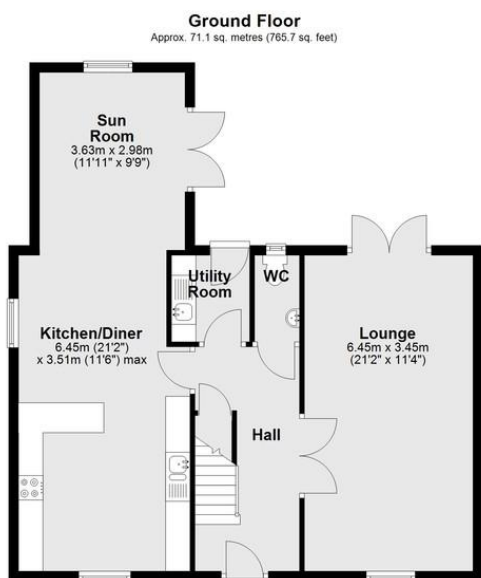
**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 190.7 sq. metres (2052.2 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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