



**26 Oakleigh Drive,  
Lincoln, LN1 1DG**



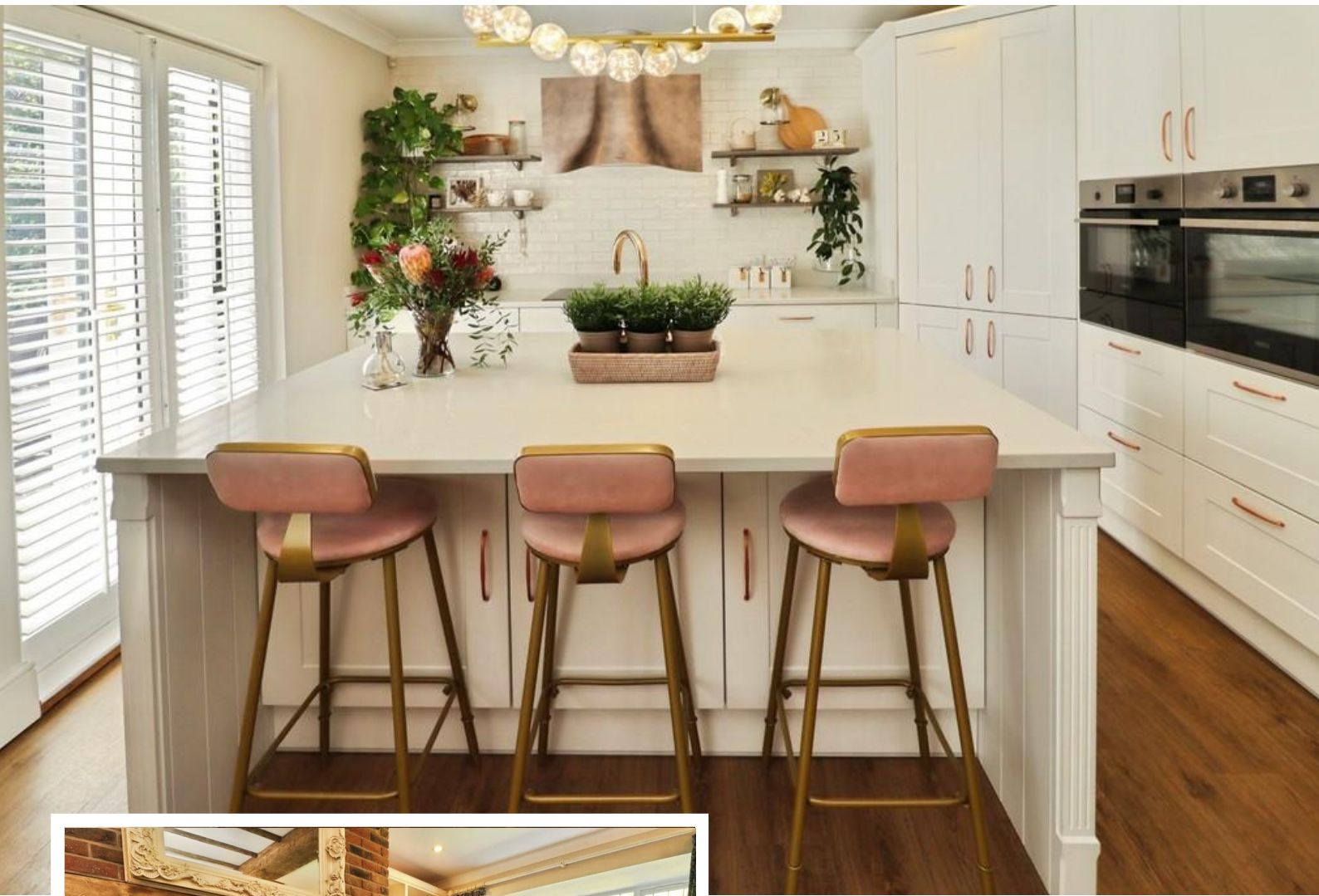
Book a Viewing!

**£575,000**

A beautifully positioned 3/4 Bedroom Detached Family Home, backing directly onto Lincoln's West Common, complete with a fully self contained One Bedroom Annex. This exceptional property has been thoughtfully updated to an outstanding standard, offering immaculate and stylish living throughout. The Ground Floor features an inviting Entrance Hall, Cloakroom/WC, a cosy Lounge with a log burner set within an Inglenook fireplace, a separate Study and a stunning high specification Open Plan Living Kitchen/Diner - perfect for modern family life and entertaining. Upstairs, the property offers Three generous Double Bedrooms. The impressive Principal Suite includes a Dressing Room, a Juliet Balcony with views over the Common and a luxurious Jack and Jill En-suite shared with Bedroom Three. Bedroom Two benefits from its own private En-suite. The self contained Annex provides excellent flexibility, comprising its own Entrance Hall, Lounge, Kitchen, Double Bedroom and En-suite Shower Room.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** –

Main property - E  
Annex - A

**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 Lincoln Bishop University.



## ACCOMODATION

### ENTRANCE HALL

With staircase to the first floor, understairs cupboard, storage cupboard, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity stand, storage cupboard, laminate flooring, spotlights, radiator and double glazed window to the front aspect.

### LOUNGE

18' 8" x 13' 7" (5.70m x 4.16m) A beautifully presented living space centred around an impressive inglenook fireplace with a log burner, creating a warm and inviting focal point. The room is enhanced by bespoke fireside storage cupboards with shelving above, laminate flooring, spotlights and wall lights, two radiators and double glazed bay window to the front aspect.



### STUDY

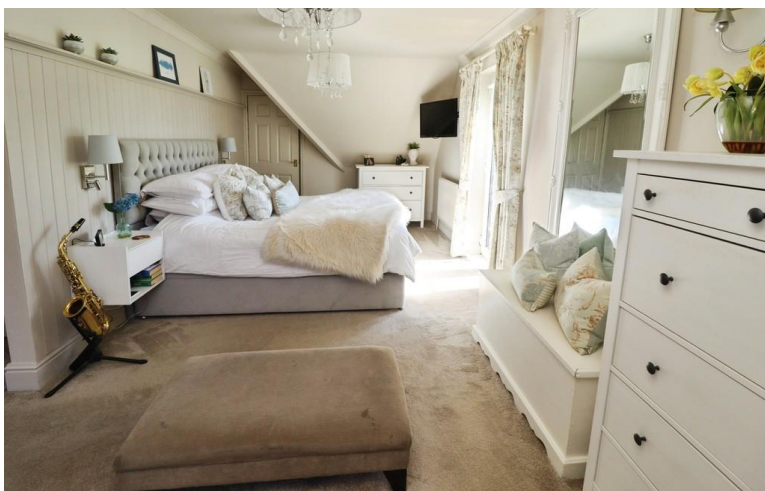
9' 10" x 8' 8" (3.00m x 2.65m) With double glazed French doors to the side aspect and tall radiator.

### KITCHEN/DINER

30' 4 (max)" x 15' 4 (max)" (9.25m x 4.67m) This fantastic open plan space forms the heart of the home, combining style and practicality. The kitchen has been beautifully refitted with a contemporary range of wall and base units with work surfaces over. It features twin eye level electric ovens with a warming drawer, a five ring induction hob with extractor hood above and space for an American style fridge freezer. A central island provides an undermount sink with side drainer and boiling water tap, integrated dishwasher and a convenient breakfast bar.



An adjoining utility area continues the high quality finish, offering additional wall and base units, along with integrated washing machine and tumble dryer.



The room seamlessly incorporates spacious sitting and dining areas, with a double glazed window to the side aspect, a door leading to the side driveway and two sets of French doors with wooden shutters opening onto the rear garden. Additional features include three radiators, laminate flooring and spotlights.

### FIRST FLOOR LANDING

With airing cupboard and radiator.



#### BEDROOM 1

20' 9" x 13' 0" (6.35m x 3.97m) With double glazed Juliet balcony to the rear aspect with views of the garden and the West Common, double glazed window to the side aspect, fitted wardrobes and two radiators.

#### DRESSING ROOM

8' 2" x 6' 2" (2.50m x 1.90m) With a range of bespoke fitted wardrobes, radiator and double glazed window to the side aspect.

#### JACK AND JILL EN-SUITE

Fitted with a luxurious four piece suite comprising of freestanding bath tub, walk-in shower cubicle, close coupled WC and wash hand basin in a vanity stand, towel radiator and double glazed window to the side aspect.



#### BEDROOM 2

11' 8" x 10' 2" (3.57m x 3.12m) With radiator and double glazed window to the front aspect.

#### EN-SUITE SHOWER ROOM

Fitted with a four piece suite comprising of shower cubicle, close coupled WC, bidet and pedestal wash hand basin, tiled splashbacks, spotlights, radiator and Velux window.



#### BEDROOM 3

10' 1" x 8' 8" (3.08m x 2.66m) With radiator and double glazed window to the side aspect.

#### ANNEX

#### ENTRANCE HALL

With storage cupboard, radiator, laminate flooring and spotlights.

#### KITCHEN

8' 7" x 7' 2" (2.64m x 2.19m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, integrated fridge freezer, electric oven, gas hob with extractor fan, space for washing machine, tiled splashbacks, chrome towel radiator, laminate flooring and spotlights.



#### LOUNGE

12' 0" x 8' 10" (3.66m x 2.71m) With double glazed French doors to the rear garden, two double glazed windows to the rear aspect, radiator, laminate flooring and spotlights.

#### BEDROOM

10' 10" x 9' 5" (3.32m x 2.89m) With double glazed window to the side aspect, radiator and spotlights.



## EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, spotlights, chrome towel radiator and double glazed window to the side aspect.

## OUTSIDE

The property occupies a beautiful plot, featuring well maintained lawned gardens to the front, complemented by mature shrubs. A gated, block paved driveway provides ample off-street parking for multiple vehicles.

To the rear, the enclosed garden backs onto West Common and is predominantly laid to lawn. There are patio seating areas directly behind the house, complete with a pergola, creating an ideal space for outdoor entertaining. Additional features include a garden shed, a bespoke garden store attached to the side of the property (measuring 7.20m x 1.35m) and a variety of mature trees and shrubs.

A further patio area offers an additional seating space, alongside a discreet space for housing a hot tub, enhancing the garden's appeal as a private and relaxing retreat.

The double garage has been partially converted to create the self contained annex, while retaining a section for additional storage, with an up-and-over door to the front, light and power.



## WEBSITE

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CWH and J Walker 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.

Coverings 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

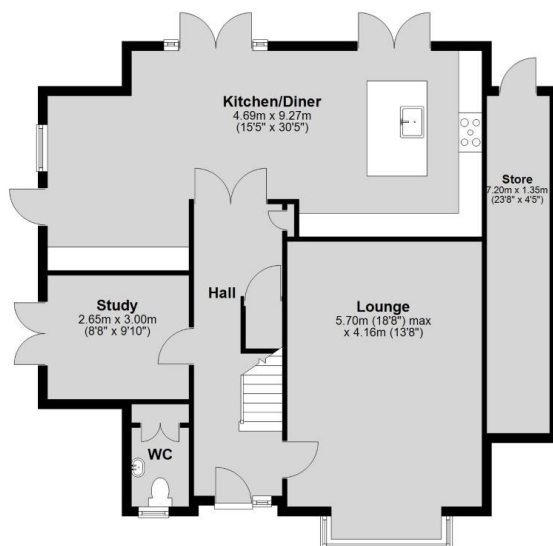
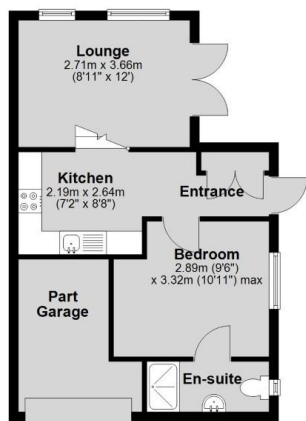
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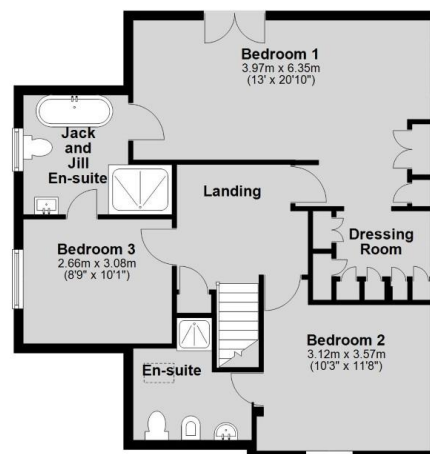


**Ground Floor**  
Approx. 130.7 sq. metres (1407.1 sq. feet)  
(excluding Store)



Total area: approx. 200.6 sq. metres (2159.5 sq. feet)

**First Floor**  
Approx. 69.9 sq. metres (752.4 sq. feet)



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

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

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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.



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