



10 Longdales Road
Lincoln. LN2 2JU

BELL
ROBERT BELL & COMPANY

10 Longdales Road, Lincoln



This is an extremely well presented, three bedroom semi-detached family home having been sympathetically renovated to include quality kitchen fitment, modern bathroom suite, and having a generously proportioned Dining/Kitchen which forms a very social area with French doors to the rear garden.

The property further benefits from a detached garage and secure off-street parking, whilst being located in the ever popular Uphill area of Lincoln.

ACCOMMODATION

Cloakroom having a wood panel entrance door inset in brick archway, with double-glazed obscure glass window and panels to either side, coat hooks and space for storage. Door with double glazed window panels to either side into:

Hallway with hard flooring, staircase with solid wood balustrade to first floor, further coat hanging space and multiple power points. Door to:

Sitting Room with south easterly view to front through uPVC double-glazed bay window; exposed brick fireplace with wood-burning fire inset, radiator, wood panel flooring, TV point, ceiling light and multiple power points.

Open-plan from hallway to

Kitchen/Diner having A pair of double uPVC double glazed French doors to rear, uPVC double glazed door to side. A range of modern units to base and wall with ample storage, wooden work surface areas, island unit with additional cupboard space, one-and-a-half sink unit inset with drainer and built-in dishwasher; breakfast bar along one side. Appropriate splash back tiling, space and connections for upright fridge freezer. Gas Rangemaster Toledo beneath extractor encased by exposed brick surround. space for large dining table at the rear, with connection for wall mounted TV at one end, radiator and multiple power points.

Utility Cupboard accessed off kitchen, with space and connections for washing machine, housing the modern gas Ideal logic boiler and providing deep storage space.





Cloakroom comprising low-level WC, wash hand basin with storage cupboard below and mirror above.

First Floor

Landing with carpeted floor, access to loft space and multiple power points. Wood panel doors lead to bedroom and bathroom

Bathroom having obscure uPVC double-glazed window to rear; modern free-standing bath, low level WC, large shower cubicle with full height tiling and sliding glass doors and high, modern square shower head. Ceiling spot light fittings, wash hand basin with storage beneath, mirror and shelf over, radiator.

Bedroom 1 having uPVC double-glazed bay window to front; built in wardrobe with mirror doors, hanging space and shelving, carpeted floor, radiator, TV point, ceiling light and multiple power points.

Bedroom 2 having uPVC double-glazed window to rear; built in wardrobe with hanging space and shelving, carpeted floor, radiator, ceiling light, TV point and multiple power points.

Bedroom 3 having uPVC double-glazed window to rear; carpeted floor, radiator, ceiling light, TV point and multiple power points.

OUTSIDE

There is a low maintenance gravel driveway to the front with space for turn-around/additional parking, established tree to front, just behind dwarf-brick wall to the boundary. Gate to rear garden.

The rear garden consists of patio area from kitchen, with **Garage** having light fitting and multiple power points, lawn behind. Fruit tree, gravel border and established flora to front of wooden fencing to the one side, similar fencing to the other and metal railed fence to the rear.

Office/ Sun Room accessed via uPVC double-glazed French door to rear of garden, with ceiling light and multiple power points.

ENERGY PERFORMANCE RATING: tbc

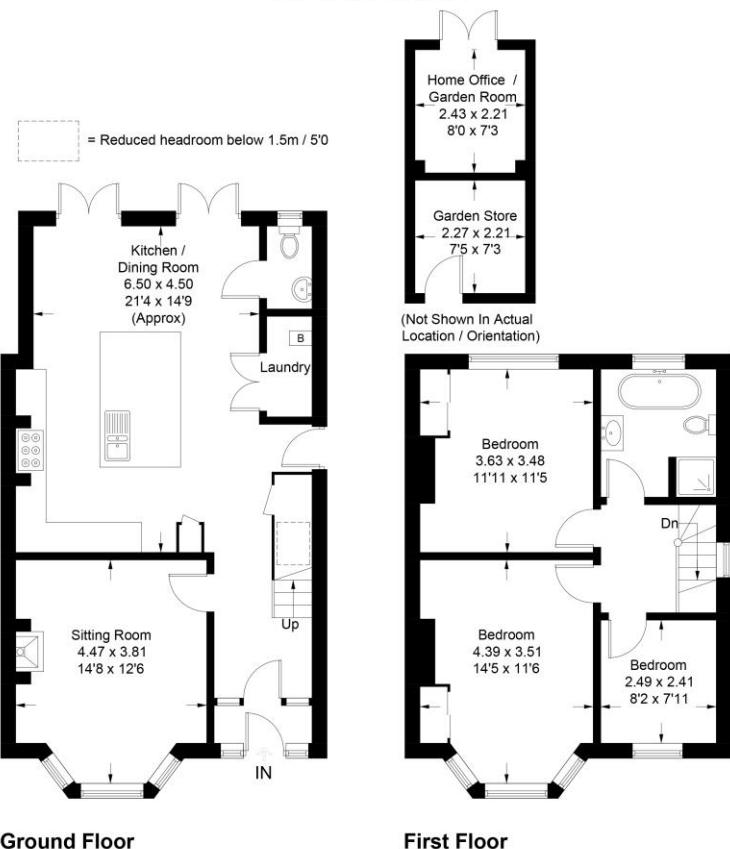
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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Email: lincoln@robert-bell.org;
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Brochure prepared 12.4.2021

10 Longdales Road

Approximate Gross Internal Area
 Ground Floor = 62 sq m / 667 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 Outbuilding = 10.7 sq m / 115 sq ft
 Total = 118.2 sq m / 1272 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



DISCLAIMER

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