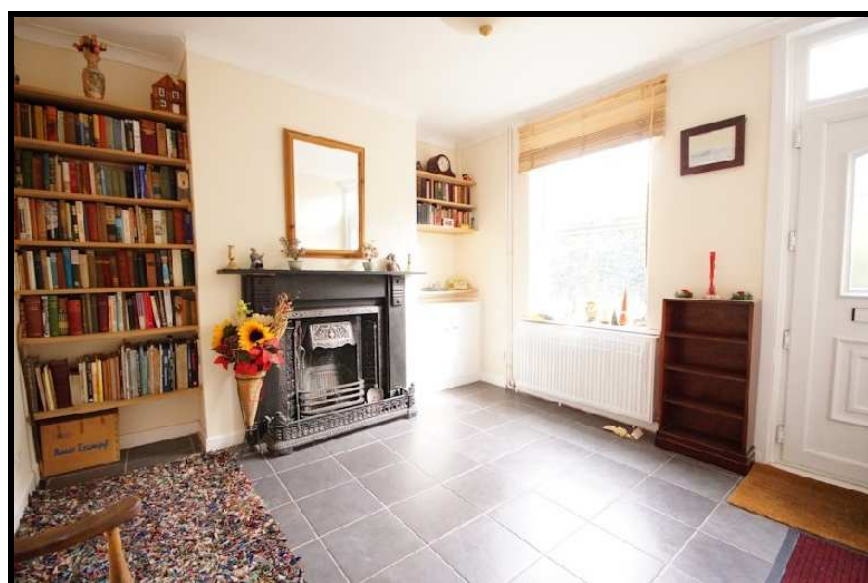


12 Oakleigh Terrace Lincoln



DRAFT DETAILS AWAITING VENDOR'S APPROVAL

£149,950

This is a rare opportunity to purchase a three storey mid terrace house situated within this popular West End location of the Historic Cathedral and University City of Lincoln. The property has well maintained large landscaped gardens and off street parking. The internal accommodation briefly comprises; Lounge, Inner Lobby, Dining Room, Kitchen, Rear Lobby, Wet Room, First Floor Landing leading to Two Bedrooms and Bathroom and stairs rising to the Second Floor with Bedroom 3/Attic Room. The property also benefits from gas fired central heating and uPVC double glazing. Viewing of this property is highly recommended to appreciate the accommodation on offer, the plot the property is situated on and the position of the property. There is also Planning Permission to build a Garage with Snug Room to the rear.

Location Particularly well located just off Yarborough Road, with easy access to Lincoln City Centre and all facilities in uphill Lincoln including schooling of all grades, shops, superstores, supermarkets and leisure amenities. Also easy access to the A57 and Lincoln A46 bypass.

For more information about Lincoln view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/lincoln>

Directions From the rear of our Silver Street Office proceed from Clasketgate onto West Parade, bear right and proceed up Yarborough Road. Turn left onto Long Leys Road, proceed along and Oakleigh Terrace can be found on your left hand side.

For satellite navigation purposes, please use the postcode LN1 1DY.

Or why not visit our website at <http://mundys.net> and use the 'multi map' facility to see the directions on-line.

Services All mains services available. Gas central heating.

EPC Energy Rating = D.

Tenure Freehold.

Viewings By prior appointment through Mundys.

Note These Property Particulars were compiled on 7th August 2015.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for details of all our packages.

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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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 Mundy & Co. 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Accommodation

<u>Lounge</u>	Approx. 3.33m x 3.23m (10'11 x 10'7), with uPVC external door, uPVC window to the front elevation, tiled flooring, feature fireplace with surround, cupboard space, radiator, coving to ceiling and door to the Inner Lobby.
<u>Inner Lobby</u>	With stairs rising to the First Floor Landing, tiled flooring and door to the Dining Room.
<u>Dining Room</u>	Approx. 4.65m x 3.68m (15'3 max x 12'1), with uPVC window to the rear elevation, tiled flooring, feature fireplace with surround, cupboard space, radiator and door to the Kitchen.
<u>Kitchen</u>	Approx. 3.02m x 1.96m (9'11 x 6'5), fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, tiled splashbacks, spaces for fridge freezer, washing machine and cooker, radiator, tiled flooring, uPVC window to the side elevation and door to the Rear Lobby.
<u>Rear Lobby</u>	With uPVC external door to the side elevation, tiled flooring, door to the Wet Room and cupboard housing the wall mounted gas fired central heating boiler.
<u>Wet Room</u>	With white suite to comprise; electric shower, low level WC and wash hand basin, partly tiled walls, heated towel rail, radiator, extractor fan, drain away flooring and uPVC privacy window to the side elevation.
<u>First Floor</u>	
<u>Landing</u>	With banister rail, radiator, cupboard space, doors leading to Two Bedrooms, Bathroom and staircase leading to the Second Floor Landing.
<u>Bedroom 1</u>	Approx. 3.58m x 3.30m (11'9 max x 10'10), with uPVC window to the front elevation, overstairs storage cupboard, built-in cupboard space and radiator.
<u>Bedroom 2</u>	Approx. 2.72m x 2.64m (8'11 x 8'8), with uPVC window to the rear elevation, built-in wardrobe and radiator.
<u>Bathroom</u>	With white suite to comprise; bath, low level WC and wash hand basin, partly tiled walls, heated towel rail, extractor fan and uPVC privacy window to the rear elevation.
<u>Second Floor</u>	
<u>Bedroom 3/Attic</u>	Approx. 5.36m x 4.57m (17'7 max x 15'0 max), with double glazed Velux window to the rear elevation, banister rail, two cupboard spaces and radiator.
<u>Outside</u>	To the front of the property there is a paved courtyard seating area with flower beds and shared passageway leading to the rear garden. To the rear of the property there are large mature well maintained gardens with brick laid seating area, patio seating area, brick built sheltered seating area, a further patio seating area, lawned garden with mature plants, shrub, trees, further patio area and brick built patio seating area, further lawned gardens with mature plants, shrubs, trees, and flower beds leading to gated access to a rear patio and hard standing area providing off street parking for several vehicles. There is also Planning Permission to build a Garage with Snug Room to the rear.

Photograph Gallery

