



Poethlyn House, 96 Hewson Road, Lincoln, LN1 1RX



Book a Viewing!

£379,950

Poethlyn House has been fully renovated back to brick and extended with a brand new single storey rear extension, creating a high-spec home that combines original character with modern upgrades. Located in Lincoln's sought-after West End, the property overlooks the West Common to the rear and is within walking distance of the city centre, making it ideal for those who want easy access to local amenities, shops and restaurants. The nearby West Common and Foss Dyke also offer great walking & cycling routes right on the doorstep. The back to brick renovation and extension also includes a new roof, new insulation, new UPVC windows and doors and a Worcester Bosch combi boiler (manufacturers guarantee until 2037) with new radiators throughout. Inside, the property features oak fire doors, quality flooring, LED downlights in key areas and original fireplaces that add to its character. Set over three floors, the layout includes four double bedrooms, a family bathroom, shower room, utility room and a downstairs WC. The sitting room leads to a dining area that has been opened into a brand-new rear extension, creating a spacious kitchen and dining space. The kitchen is fitted with Wren shaker-style grained units, integrated appliances and sliding doors opening onto a composite deck and newly turfed garden. Externally, there is a courtyard to the front and a landscaped garden at the rear. The renovation and extension are fully certified, including Building Control, Gas Safe and Electrical Certification, making this a high-quality, move-in-ready home in a fantastic location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



RENOVATION DETAILS AND SPECIFICATION

This stunning home has undergone a back-to-brick renovation and brand new single storey rear extension, meticulously finished to an exceptional standard. Every element has been carefully considered.

Quality Assured

- Fully certified renovation: Building Control, Gas Safe & Electrical Certification
- EPC Rating: C (75) – Ensuring energy efficiency

Structural & Insulation Upgrades

- New Roof: Felt, battens, tiles, and leadwork replaced
- Composite Cladding: Enhancing dormer aesthetics & durability
- Internal Insulation: Applied to original external walls for improved thermal efficiency
- Flooring Upgrades: Ground floor fully excavated, insulated & screeded; replacement floorboards & joists installed where required
- Dividing Floor & Ceiling Insulation: Enhancing warmth & soundproofing

Windows, Doors & Heating

- New UPVC Windows & Composite Front Door
- UPVC Sliding Doors: Seamless indoor-outdoor connection
- Worcester Bosch 36kw Combi Boiler: Manufacturers guarantee until January 2037
- Double Panel Radiators Throughout: With white designer radiators in the kitchen

Bathrooms

Luxury 4-Piece Family Bathroom

- Wall-hung double vanity unit
- Freestanding bath and large shower
- LED heated mirror with Bluetooth connectivity
- Chrome towel radiator
- Large format tiled floor & half-height tiled walls

Contemporary 3-Piece Shower Room

- Floor-standing vanity unit
- Large shower
- Chrome towel radiator
- Tiled floor & half-height tiled walls
- LED mirror

Ground Floor WC

- Floor-standing vanity unit & white towel radiator
- Half-height wall tiling

Utility Room

- Plumbing and space for washing machine and dryer
- Fitted larder unit

Stylish Interior Design

- Oak 4-Panel Fire Doors with polished chrome furniture
- MDF Ogee Skirting & Architraves
- Feature Black Staircase
- Fully decorated: White matt walls, ceilings & woodwork

Lighting & Electrical

- LED Downlights in key areas: Living room, dining room, kitchen, utility, bathrooms & master bedroom



- External Lighting: Enhancing the front entrance & new extension
- TV Points: Installed in all bedrooms, living room & dining room

Flooring

- Laminate Flooring: Throughout the ground floor
- Carpet & Underlay: To all stairs, landings & bedrooms

New Extension – The Heart of the Home

- Open-plan kitchen, utility room & toilet
- Feature fixed glazing in the dining room with garden views
- Wren Grained Effect Shaker-Style Kitchen & Utility with 22mm White Matt Crystal Worktops
- Integrated Appliances:
 - 50/50 fridge freezer
 - Double oven
 - Induction hob & black extractor hood
 - Integrated dishwasher
- Larder Unit: With double socket in the utility room
- Spaces for separate washing machine & dryer in utility
- Wall tiles to kitchen & utility

Exterior & Landscaping

- New Roof Canopy: Over the front entrance with rosemary tiles
- Bardon Hill Granite Chippings: With slab pathway to the front door
- Hampton Oak/Grey Composite Decking: To the side of the new extension
- Rear Garden: Newly turfed

ACCOMMODATION

SITTING ROOM

12' 8" x 12' 6" (3.86m x 3.81m) With three UPVC double glazed windows, composite external door, laminate flooring, feature fireplace with tiled surround and mantle over, two radiators and spotlighting.

LIVING & DINING AREA

18' 11" x 12' 8" (5.77m x 3.86m) With stairs rising to the first floor, under stairs storage cupboard, laminate flooring, feature fire surround with tiled backdrop, UPVC double glazed window, radiator, spotlighting and opening into the kitchen.

KITCHEN

20' 2" x 7' 1" (6.15m x 2.16m) With UPVC double glazed sliding doors, fitted with a range of larder, base units and drawers with slimline work surfaces over and complementary tiled splashbacks, Quartz sink unit and drainer with mixer tap, integral double oven, five ring ceramic hob with extractor fan over, integral fridge freezer, integral dishwasher, two vertical radiators and spotlighting.

UTILITY ROOM

7' 1" x 6' 0" (2.16m x 1.83m) With UPVC double glazed window, laminate flooring, fitted larder unit with slimline work surface to the side and plumbing and space for washing machine and dryer, complementary tiled splashback, radiator, spotlighting and extractor fan.



WC
7' 1" x 3' 8" (2.16m x 1.12m) With laminate flooring, partly tiled walls, low level WC, wash hand basin with mixer tap and cupboard space below, vertical heated towel rail, extractor fan and spotlighting.

FIRST FLOOR LANDING
With stairs to the second floor and radiator.

BEDROOM 1
16' 4" x 11' 4" (4.98m x 3.45m) With four UPVC double glazed windows, feature fireplace, radiator and spotlighting.

BEDROOM 2
12' 7" x 9' 8" (3.84m x 2.95m) With UPVC double glazed window, feature fireplace and radiator.

BATHROOM
12' 7" x 6' 3" (3.84m x 1.91m) With UPVC double glazed window, tiled flooring, partly tiled walls, low level WC, double wash hand basin with storage below, freestanding bath, walk-in shower cubicle, heated towel rail, LED Bluetooth mirror, spotlighting and extractor fan.

SECOND FLOOR LANDING
With access to the roof void and radiator.

BEDROOM 3
16' 4" x 12' 0" (4.98m x 3.66m) With UPVC double glazed window and radiator.

BEDROOM 4
14' 11" x 11' 0" (4.55m x 3.35m) With UPVC double glazed window and radiator.

SHOWER ROOM
8' 8" x 4' 11" (2.64m x 1.5m) With tiled flooring, partly tiled walls, low level WC, wash hand basin with mixer tap and cupboard space below, walk-in shower cubicle with rainfall shower, LED mirror, radiator, spotlighting and extractor fan.

OUTSIDE
There is a low maintenance courtyard garden to the front and there is access through the passageway to the side leading to the rear garden, which can also be accessed from the sliding doors in the kitchen. To the rear of the property there is a composite decking area and lawned garden overlooking the West Common.

WEBSITE
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CWH and J Walter will be able to provide information and services they offer relating to Sukeys. Should you decide to instruct them we will receive a referral fee of up to £125.

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

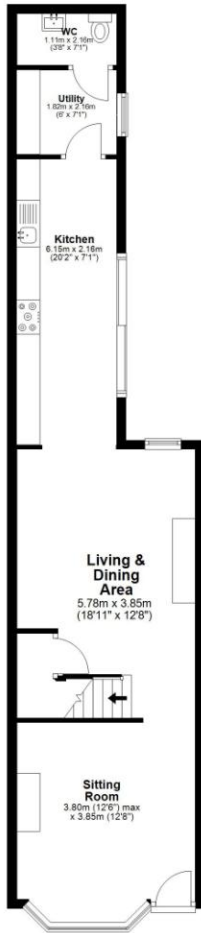
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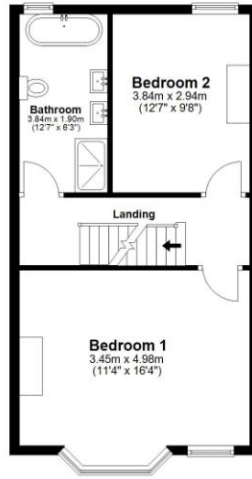
Ground Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



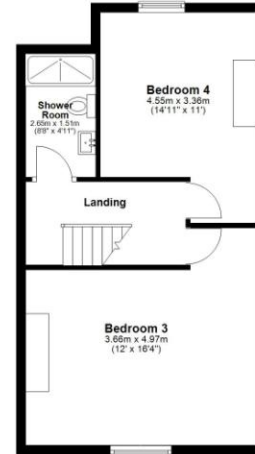
First Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Second Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 148.5 sq. metres (1598.6 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.



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