



24 Beaumont Fee, Lincoln



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With views across the City and only a short stroll to both the Cathedral Quarter and the City centre, this detached mid 19th Century house briefly comprises of entrance hall, two reception rooms, breakfast kitchen, rear hall, utility and WC to the ground floor, along with master bedroom with en-suite, two further bedrooms and a family bathroom to the first floor. Outside an enclosed garden runs to the front and side of the property with a range of decorative trees and shrubs, along with a patio area and shed.

Outside beautifully maintained, south facing, soft and hard landscaped gardens, encompass a plethora of mature planting and beds, with stunning far reaching views across the city.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, coving to ceiling, radiator.

Reception One

Double-glazed bay window to front with original wooden shutters and doors opening to garden, secondary glazed sash window to side, wood burning stove inset to fireplace, coving to ceiling and ceiling rose, two radiators.

Reception Two

Secondary glazed sash window to front, fireplace, coving to ceiling and ceiling rose, radiator.

Breakfast Kitchen

Secondary glazed sash window to side, stainless steel sink, granite worktops, matching hand-made base and eye level storage units, integrated dishwasher, space for range cooker and fridge freezer, limestone tiled flooring, tiled splash backs, two radiators.

Rear Hall

Entrance door to side, limestone tiled flooring, radiator.

Utility

Glazed window to side, stainless steel sink, worktops, base level storage units, space and plumbing for washing machine, wall mounted gas central heating boiler, limestone tiled flooring, radiator.

WC

WC, wash basin, limestone tiled flooring, extractor, radiator.

First Floor

Landing

Double glazed window to front, storage cupboards, loft access, coving to ceiling, radiator.

Bedroom One

Double glazed sash windows to front and side, decorative fireplace, radiator.

En-Suite

Double glazed sash window to side, WC, pedestal wash basin, corner shower cubicle, tiled flooring, radiator.

Bedroom Two

Double glazed sash window to front, decorative fireplace, radiator.

Bedroom Three

Double glazed window to side, fitted cupboards with hanging rail, radiator.

Bathroom

Velux window, pedestal wash basin, WC, bath, corner shower cubicle, tiled flooring, extractor, radiator.

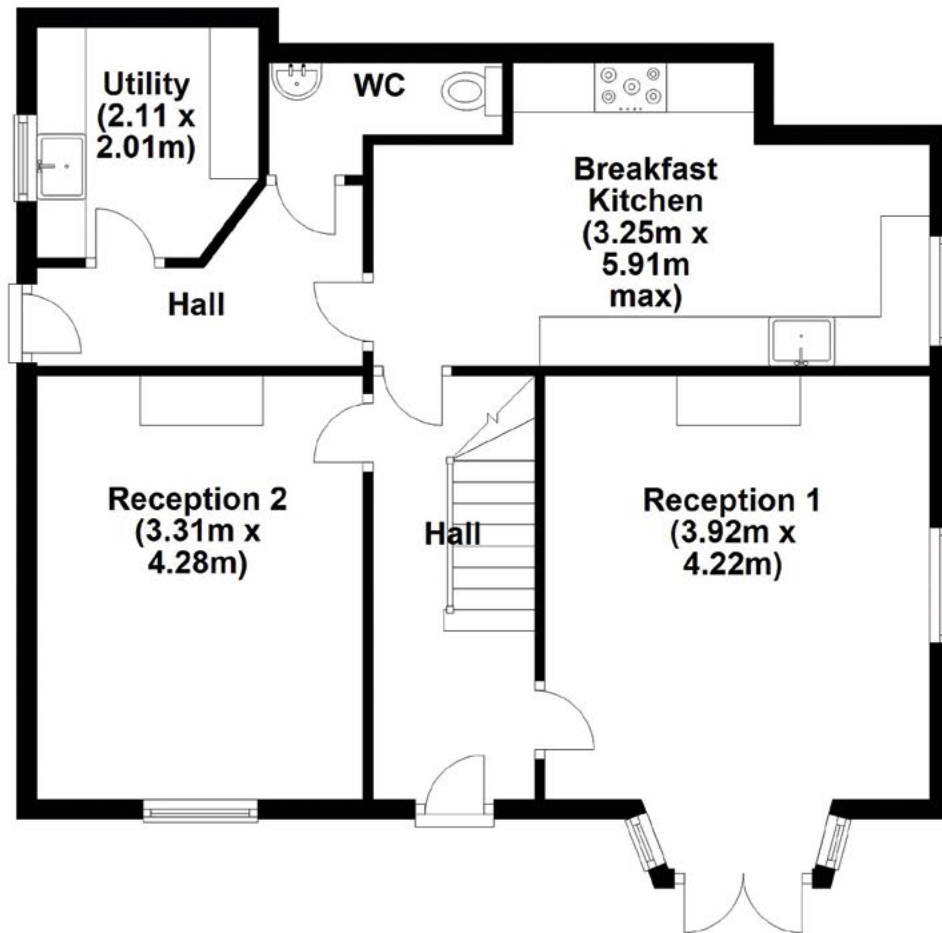
OUTSIDE

Beautifully maintained, south facing, soft and hard landscaped private gardens, encompass a plethora of mature planting and beds, with stunning far reaching views across the city.



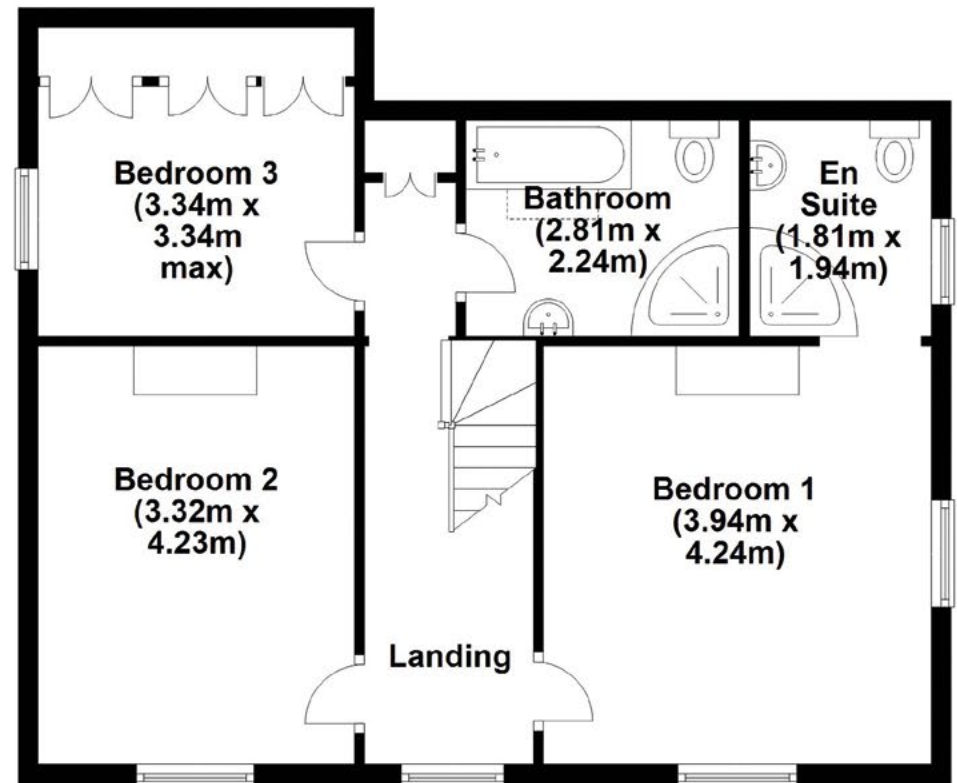
Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



First Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

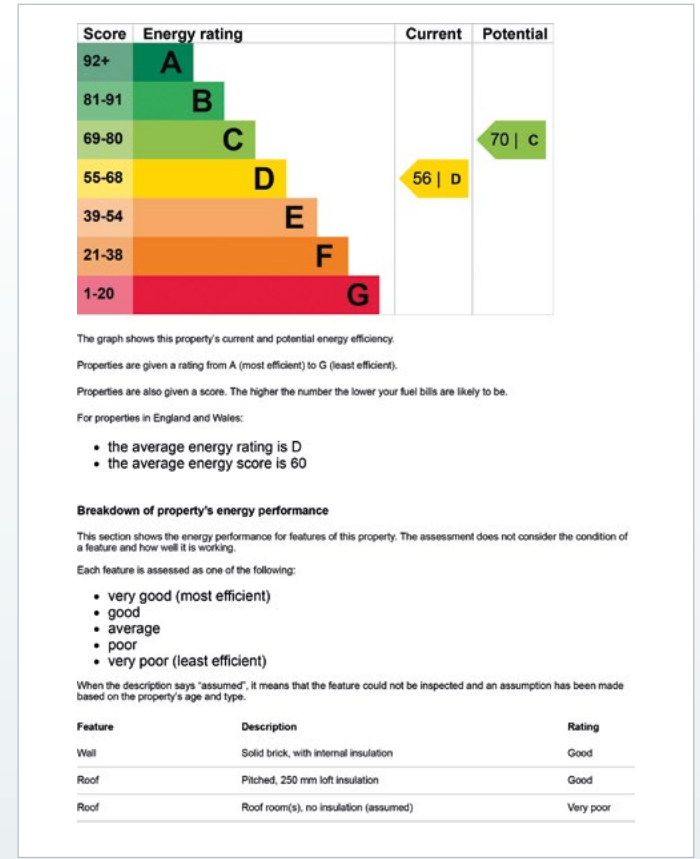
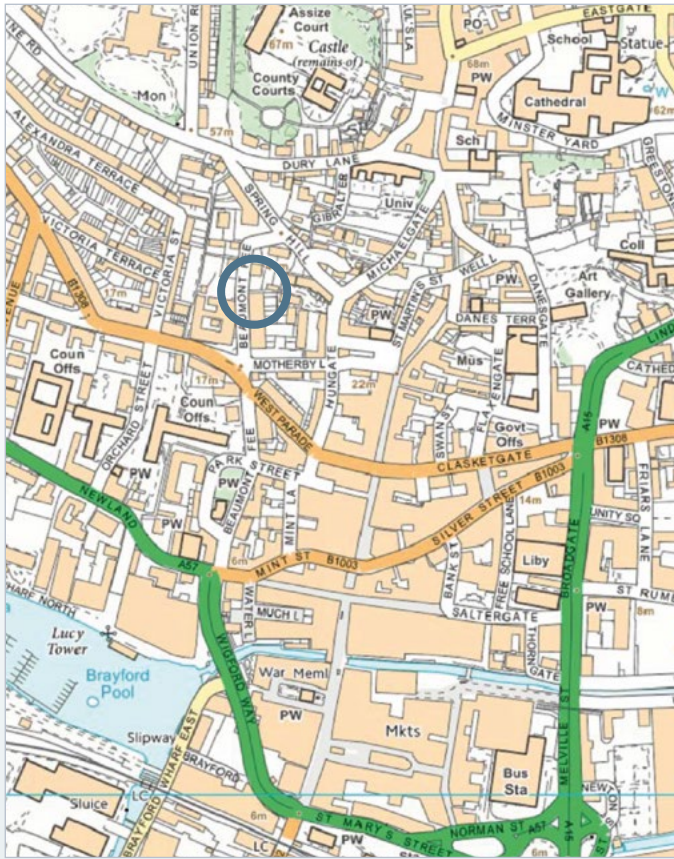
COUNCIL TAX BAND

The property is in Council Tax Band D

AGENT

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POSTCODE: LNI IEZ

Professional advice & services for PROPERTY | BUSINESS | PLANNING | ENERGY

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