



Yarborough Road
Lincoln

MOUNT & MINSTER



Yarborough Road

Lincoln

- Victorian semi detached residence
 - Stunning views over the City
 - Elevated City Centre position
 - Five bedrooms
 - Studio apartment
 - Two en-suites
 - Three reception rooms
 - Off road parking
 - Enclosed rear garden
- 2688 Sqft of living accommodation



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INTRODUCTION

This stunning Victorian semi detached residence was built in circa 1897 and designed by well renowned Lincoln architects William Mortimer and Sons. The substantial accommodation of 2688 sq ft is located across four floors and offers spacious and versatile living which briefly comprises, entrance hall with a stunning original mosaic tiled floor, sitting room with a large bay window with views to the front, dining room/playroom, kitchen diner with french doors overlooking the garden, utility and ground floor WC. The five bedrooms are spread across the first and second floors with two en-suites and family bathroom. To the basement level there is a studio apartment with its own access, comprising lounge and bedroom area with kitchenette, and en suite shower room.

LOCATION

The property is positioned within easy walking distance of a range of amenities on Burton Road including a doctors surgery and Co-op along with being within easy walking distance of the City centre and the Bailgate area enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions. as well as having a superb selection of amenities, schools and excellent transport links.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

OUTSIDE

To the front the property benefits from a driveway providing ample off road parking.

To the rear there is a generous enclosed garden which is primarily laid to lawn.

ACCOMMODATION

Entrance hallway

Original mosaic tiled floor, two radiators, stairs rising to first floor landing, door leading to basement.

Sitting room

Oak wooden flooring, uPVC double glazed bay window with views to the front, fireplace with tiled hearth and wooden surround, with gas fire, two radiators, ceiling light.

Dining room/playroom

Carpet, uPVC double glazed bay window to front, fireplace with tiled hearth and brick surround with cast iron log burning stove, radiator, ceiling light.

Kitchen Diner

Range of wall and base units with granite work surfaces over, larder unit, stainless steel sink and drainer, space of cooking range with cooker hood over, space for fridge freezer, integral dishwasher, additional built in fridge and freezer, tiled flooring to kitchen area, oak wooden flooring to dining area, feature cast iron log burner, radiator, downlights and uPVC French doors providing access to the garden.

Utility

Tiled flooring, space and plumbing for washing machine and tumble dryer, wall and base units with stainless steel sink and drainer, extractor, ceiling light.

Ground floor WC

Tiled flooring, radiator, low level WC, pedestal wash hand basin, fully tiled, ceiling light, uPVC double glazed window.

Basement

The basement offers independent living with its own access, and offers the flexibility for a wide range of purposes, including a holiday let.

Hallway/Kitchenette

Luxury vinyl flooring, underfloor heating, base units with stainless steel sink, tiled splashbacks, two ring ceramic hob, stairs rising to first floor, ceiling light.





En Suite

Luxury vinyl, underfloor heating, fully tiled shower cubicle with electric shower, wash hand basin in vanity unit, low level WC, extractor, ceiling lights.

Bedroom/Living area

uPVC double glazed access door, luxury vinyl flooring, underfloor heating, electric wall heater, ceiling light

Bedroom two

Carpet, built in storage cupboard, radiator, two uPVC double glazed windows to side, access to loft space, ceiling light.

First floor landing

Carpet, radiator large airing cupboard housing hot water cylinder and boiler, stairs rising to second floor.

Bedroom three

Carpet, uPVC double glazed bay window to front, ornamental fireplace, radiator, ceiling light.

Bedroom four

Carpet, uPVC double glazed window to front, radiator, ceiling light.

En suite

Vinyl flooring, corner shower cubicle with mains shower, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, ceiling light.

Bedroom five

Carpet, radiator, uPVC double glazed window to side, ceiling light.

Family bathroom

Lino tiled effect flooring, corner bath with mains shower over, low level WC, pedestal wash hand basin, fully tiled, uPVC double glazed window to side, recessed ceiling lights, wall mounted towel rail., large storage cupboard.

Second floor landing

Carpet, radiator, large frosted window to rear, ceiling light.

Master bedroom

Oak wooden flooring, ornamental fireplace, velux window to side, uPVC double glazed French doors providing access to the balcony with panoramic views over the roof tops and the West Common beyond., two radiators, ceiling light.

En suite

Tiled effect vinyl floor, low level WC, corner shower cubicle with mains shower, velux window, pedestal wash hand basin, heated towel rail, tiled splashbacks, ceiling light, part tiled.

COUNCIL TAX BAND

Band: D
Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

METHOD OF SALE

Freehold with vacant possession on completion.

SERVICES

The property has gas central heating, mains electricity, water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of September 2024.





121 YARBOROUGH ROAD



Approx. Gross Internal Floor Area 250.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

