



26 Curle Avenue

MOUNT & MINSTER



26 Curle Avenue

A delightful spacious family home in a popular Uphill Location.

- Impressive open plan kitchen/living diner
 - Popular uphill location
 - Four bedrooms
 - Two en-suites
 - Family bathroom
 - No onward chain
 - Single garage
 - off road parking
 - Lounge
 - Dining room



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INTRODUCTION

This delightful double bay fronted semi detached house has been extended by the current owners to create a deceptively spacious four bedroom family home. Situated in this sought after Uphill location just a short walk from the Bailgate and Cathedral Quarter. The property has well presented accommodation throughout and briefly comprises, entrance hall, downstairs WC, dining room, lounge, spacious open plan living/kitchen/diner with bi fold doors that provide access to the block paved patio and garden beyond. To the first floor the landing provides access to four bedrooms, the main bedroom benefits from an en suite cloakroom/dressing room, whilst bedroom two has a en suite shower room, two further bedrooms and a luxury four piece family bathroom concludes the first floor.

LOCATION

Curle Avenue is in close proximity to Lincoln Hospital and within easy access to the popular Bailgate and Cathedral Quarter of Lincoln where there are a number of shops, restaurants and amenities. The property is also close to Eastgate Tennis and Bowls Club as well as the Hockey and Cricket Club situated on Wragby Road. There are an number of supermarkets within close proximity and a regular bus service. Additional transport links include the Train Station and a short drive to the A46 Lincoln Bypass giving access to the A1 Motorway at Newark.

SCHOOLS

There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Good with school buses collecting and delivering students from the centre of the city

ACCOMMODATION

Entrance hall

Wooden flooring, stairs rising to first floor landing, radiator, double glazed window to side, ceiling light, understairs storage cupboard.

Downstairs WC

Tiled flooring, low level WC, wall mounted sink in vanity unit, ceiling light, extractor, tiled splashback.

Lounge

Carpet, double glazed bay window and door providing access to the patio and garden beyond. Radiator, ceiling light, ornamental cast iron fireplace with the wooden mantel surround.

Dining room

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

Open plan Living/Kitchen/Diner

Tiled flooring, range of wall and base units with granite work surfaces over, undermount sink with mixer tap over, integrated dishwasher and washing machine, Rangemaster cooker with extractor over, tiled splashbacks, feature log burner, radiators, recessed ceiling lights, pendant ceiling light, space for free standing fridge freezer. velux windows, double glazed bi-fold doors opening out onto the patio and garden beyond.

First floor landing

Carpet, radiator, loft access, ceiling light.

Bedroom one

Carpet, double glazed bay window to the rear, radiator, ceiling light.

Ensuite/dressing room

Carpet, low level WC, radiator, double glazed window to rear, sink in vanity unit, tiled splashback, built in wardrobes, ceiling light.

Bedroom two

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

En suite shower room

Tiled flooring, wall mounted heated towel rail, low level WC, sink in vanity unit, tiled splashbacks, recessed ceiling lights, extractor, fully tiled shower cubicle with mains shower.

Bedroom three

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

Bedroom four

Carpet, double glazed window to front, radiator.





Bathroom

Tiled flooring, four piece suite comprising free standing bath, fully tiled shower cubicle with mains shower, low level WC, wash hand basin in vanity unit, radiator, double glazed window to rear, recessed ceiling lights, extractor.

OUTSIDE

To the front a brick block paved driveway provides ample off road parking and access to the single garage. The garden is primarily laid to lawn with mature planted beds with shrubs. To the rear the deceptively spacious garden is primarily laid to lawn with mature planted beds with shrubs and trees. There is also a garden shed and summer house. A large block paved patio which can be accessed from the garden room and lounge provides the ideal space for alfresco dining and entertaining. There is also a pedestrian access door leading to the garage.

METHOD OF SALE

Freehold with vacant possession on completion.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX BAND

Band: E

Lincoln City Council

SERVICES

Mains electricity, gas, water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of April 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

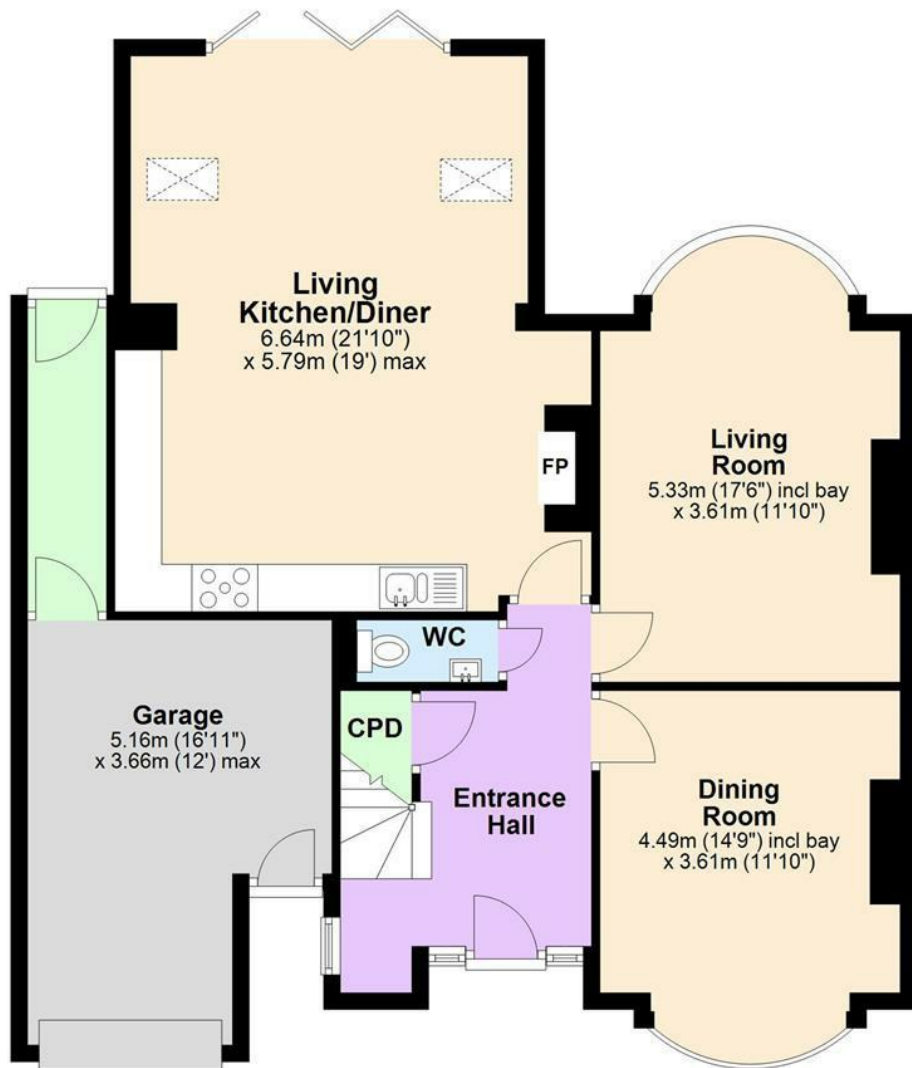
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Ground Floor

Approx. 99.0 sq. metres (1065.9 sq. feet)



First Floor

Approx. 80.4 sq. metres (865.9 sq. feet)



Total area: approx. 179.5 sq. metres (1931.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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