



18 Stonefield Avenue

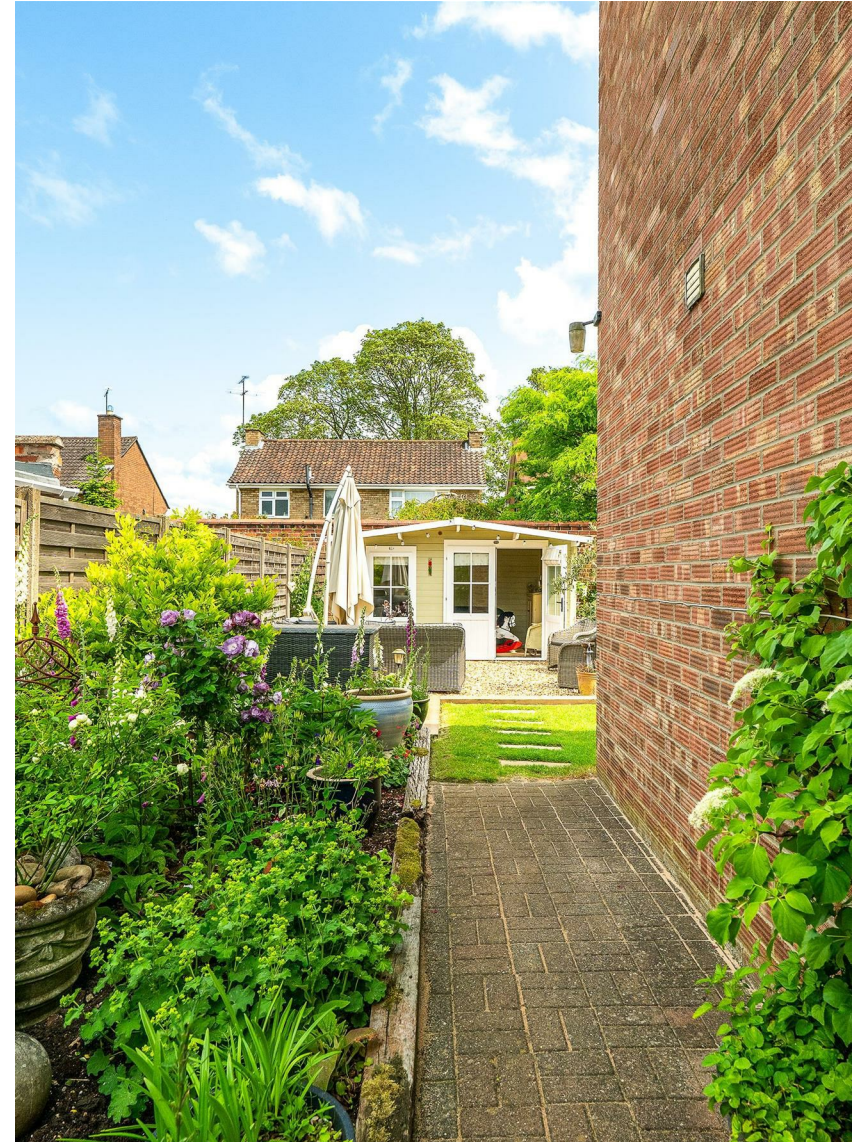
MOUNT & MINSTER



18 Stonefield Avenue

A stunning extended four bedroom detached 1930's double bay fronted family home situated in a prime uphill location.

- Prime uphill location
- Detached double bay fronted
 - Four bedrooms
 - Beautifully presented
- Modern fitted kitchen/diner
 - Driveway and garage
- Enclosed rear garden with summer house
 - Bay fronted living room
 - Modern bathroom
 - Original features



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INTRODUCTION

A stunning 1930's detached residence in popular Uphill Lincoln, situated on Stonefield Avenue which is a private quiet no through road within easy walking distance to the Bailgate. The property is immaculately presented throughout to a high standard with a wealth of original features including original parquet flooring and picture rails. The accommodation briefly comprises, entrance hall with original parquet flooring and stairs rising to the first floor, A stunning light bay fronted living room with feature gas fire, dining/kitchen area with feature gas fire and French doors provide access to the patio and garden beyond. The dining area leads into the open plan kitchen with modern fitted appliances including double oven, electric hob and extractor over, double doors to the side aspect also provide access to the garden and garage. The spacious first floor landing has stained glass windows to the side aspect and access to four bedrooms and a shower room. Outside there are gardens to the front, side and rear and a driveway providing off road parking and giving access to the garage.

LOCATION

Stonefield Avenue is 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 at 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.

OUTSIDE

To the front a block paved driveway provides ample off road parking, and leads to a single garage with power and light. (please note the property owns the driveway, road in front of the garden and the lawned area)

To the side of the property there is a paved seating area with flowerbeds leading to the rear garden. To the rear of the property the garden is primarily laid to lawn with mature shrubs and trees, a patio area which can be accessed from the dining room provides the perfect alfresco dining spot, a further graveled seating area leads to the summer house which is fully insulated.

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.

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: C

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

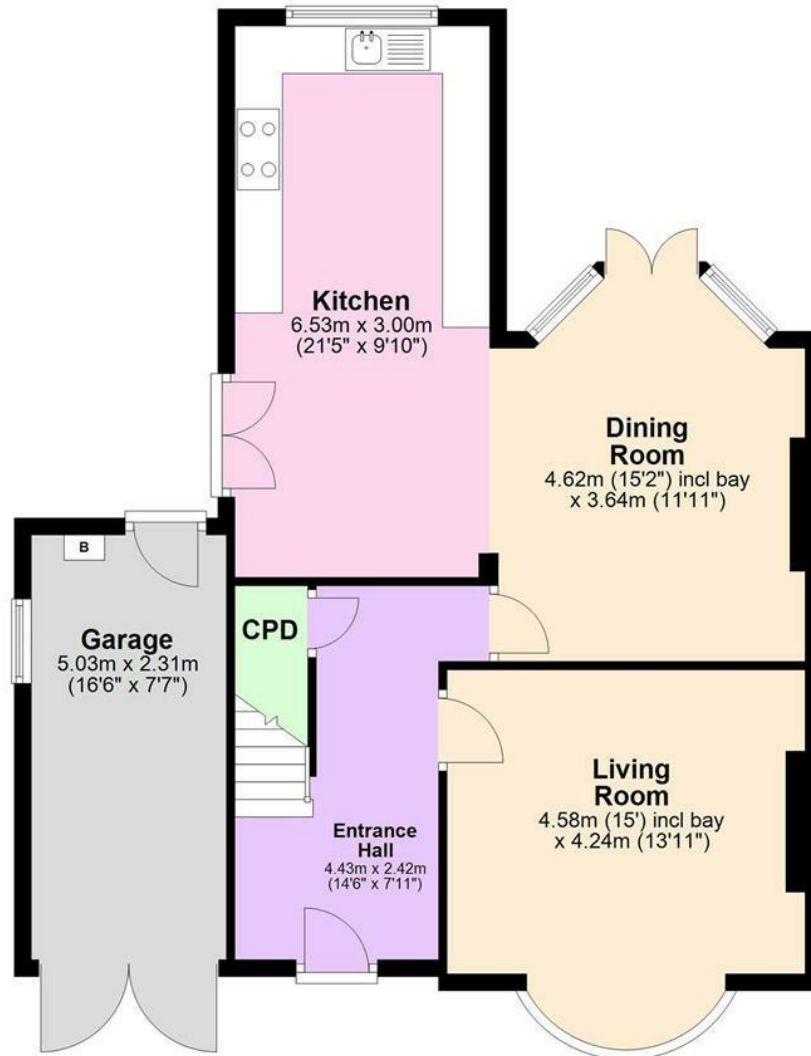
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Ground Floor

Main area: approx. 63.0 sq. metres (678.3 sq. feet)
Plus single garage, approx. 11.6 sq. metres (125.1 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



Main area: Approx. 124.6 sq. metres (1340.7 sq. feet)

Plus single garage, approx. 11.6 sq. metres (125.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.
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18 Stonefield Avenue, Lincoln

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