

Buy. Sell. Rent. Let.



9 Riverside Drive, Lincoln, LN5 7PD



1



1



1

When it comes to
property it must be


lovelle



Asking Price: £99,950



Located in the heart of Lincoln, this spacious and well-presented first floor apartment offers an excellent opportunity for first-time buyers or investors. Positioned within walking distance of the city centre, university, and a wide range of local amenities, the property is ideally suited for those seeking convenience and modern living.

Key Features

- First floor apartment
- South of Lincoln city centre
- Close to city amenities
- Ideal starter home
- Perfect investment property
- Open plan kitchen & living area
- Large double bedroom
- Modern bathroom
- EPC rating B
- Tenure: Leasehold



Introduction

Located in the heart of Lincoln, this spacious and well-presented first floor apartment offers an excellent opportunity for first-time buyers or investors. Positioned within walking distance of the city centre, university, and a wide range of local amenities, the property is ideally suited for those seeking convenience and modern living.

The apartment features a generous open-plan kitchen, living, and dining area, creating a sociable and practical layout ideal for everyday life. The double bedroom is bright and comfortable, while the bathroom includes a three-piece suite with a shower over the bath. Electric heating and double glazing ensure comfort and efficiency throughout.

Although the property does not include allocated parking, the central location more than compensates, making it a fantastic option for those who prioritise access to local transport links and vibrant city life.

Location

Riverside Drive is situated in a prime central Lincoln location, just a short walk from the city centre, University of Lincoln, and an excellent range of shops, bars, cafes, and amenities. The area is well-connected by public transport, including Lincoln Central train station, making it ideal for commuters and students alike. With its riverside setting and convenient access to both leisure and retail facilities, this location offers the perfect blend of city living and everyday convenience.

Entrance Hall

2.25m x 1.17m (7'5" x 3'10")

The entrance hall provides a welcoming first impression, accessed via a secure front entrance door and benefiting from an entry telecom system for added peace of mind. There's a useful airing cupboard offering practical storage space, and the hallway provides direct access to all rooms, creating a functional flow throughout the apartment.

Open Plan Kitchen & Living Area

8.26m x 3.63m (27'1" x 11'11")

Kitchen Area

The kitchen area is smartly designed in a contemporary U-shape layout, offering ample worktop space and plenty of storage with a good range of high-gloss base and wall units. It features integrated appliances including an oven, hob with stainless steel extractor above, and a dishwasher, complemented by a neutral tiled splashback. The kitchen opens directly into the living and dining area, making it ideal for modern open plan living and entertaining. The design maximises both functionality and flow, with natural light from the adjacent living area helping to brighten the space.

Living & Dining Area

The living and dining area is bright and welcoming, benefiting from a large window that floods the space with natural light. It offers ample room for both a dining table and comfortable seating, making it perfect for relaxing or entertaining. Neutral décor and an open-plan layout help the space feel airy and versatile, while the seamless flow from the kitchen enhances the sociable layout. The room's shape lends itself well to a variety of furniture arrangements, offering flexibility to suit individual tastes.

Bedroom 1

5.17m x 3.24m (17'0" x 10'7")

The bedroom is a generous and light-filled double room, enhanced by a large feature window with a pleasant outlook and excellent natural light. There's plenty of space for freestanding furniture as well as a study area, making it both practical and comfortable. The room's layout offers flexibility for various furniture arrangements, and the neutral carpet complements the overall warmth and character of the space.

Bathroom

2.09m x 1.67m (6'11" x 5'6")

The bathroom is well-proportioned and neatly presented, featuring a white three-piece suite comprising a panelled bath with a glazed shower screen and overhead shower, pedestal wash basin, and WC. White tiling with a contrasting border adds a clean and modern touch, while practical fittings such as a mirrored cabinet and extractor fan complete the space. Ideal for everyday use, it offers a bright and functional environment.



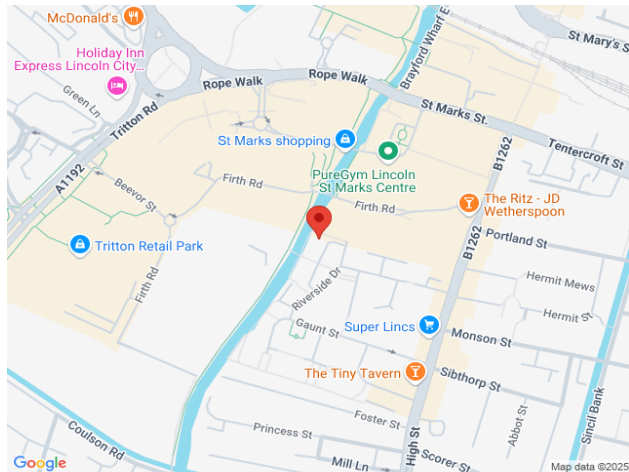


Approximate total area[®]
565 ft²
52.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

When it comes to **property**
it must be


lovelle

01522 305605

lincoln@lovelle.co.uk