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61 Coulson Road, Lincoln, LN6 7BG



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When it comes to
property it must be


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Asking Price: £250,000



Fully renovated three-bedroom semi-detached home west of Lincoln city centre. With newly installed zone controlled underfloor heating. Spacious open-plan lounge-diner with French doors and bay-fronted window. Boasting all newly fitted modern kitchen, downstairs WC and upstairs shower room.

Key Features

- 3-bedroom semi-detached house
- Fully refurbished throughout
- Bay-fronted lounge & dining area
- City centre location
- Zone controlled underfloor heating
- French doors to rear garden
- Brand new fitted kitchen
- Brand new fitted shower room
- Brand new fitted downstairs WC
- Driveway & garden



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Introduction

Lovelle is delighted to offer this stylish and fully renovated three-bedroom semi-detached home, ideally located just west of Lincoln city centre. This turn-key property has been thoughtfully updated throughout and is perfect for first-time buyers, families or investors seeking a modern, move-in-ready home. The spacious ground floor layout includes an impressive open-plan lounge and dining area with a bay window to the front and French doors opening out to the garden, creating a fantastic flow of natural light. The sleek kitchen is fitted with contemporary units, integrated appliances and wood-effect worktops, with access to a useful rear lobby and a modern ground floor WC.

Upstairs, the property boasts three well-proportioned bedrooms and a smartly finished shower room with a corner enclosure. The principal bedroom benefits from built-in mirrored wardrobes, while bedroom two also includes integrated storage. Outside, the property sits on a generous plot with a low-maintenance rear garden, ample gated parking and excellent outdoor potential. A wide rear driveway offers secure off-street parking, accessed via timber double gates. Offered with no onward chain, this attractive home combines practical space with modern finishes in a convenient residential location.

The property benefits from all newly fitted fixtures and finishes, including flooring, kitchen, bathroom, and décor, as well as zone-controlled underfloor heating throughout the ground floor, providing modern comfort and energy efficiency.

Entrance Hall

2.52m x 2.04m (8'4" x 6'8")

The entrance hall is bright and welcoming, featuring fresh décor, a carpeted staircase, a uPVC front entrance door, and a front-facing window that brings in natural light. There's a handy under-stairs space and access to the lounge-diner, kitchen, and ground floor WC.

WC

1.77m x 0.83m (5'10" x 2'8")

The newly fitted WC is neatly finished with a low-level toilet and a modern vanity wash hand basin. An obscured corner window provides natural light, and the space is complemented by a wall-mounted mirror and chrome fittings.

Lounge-Diner

7.18m x 3.45m (23'7" x 11'4")

The lounge-diner is a bright and versatile open-plan space, freshly decorated in neutral tones with new carpeting underfoot. A bay window at the front allows plenty of natural light, while a patio door at the rear opens directly onto the garden, making this an ideal setting for both relaxing and entertaining.

Kitchen

4.41m x 2.02m (14'6" x 6'7")

The newly fitted kitchen is modern and stylish with grey shaker-style units and warm wood-effect worktops, offering a modern yet timeless feel. It includes a brand-new integrated oven and gas hob with extractor above, along with a stone effect sink beneath a rear-facing window. Finished with spotlights and wood-effect flooring, the room enjoys direct access to the garden via a half-glazed door.

Landing

2.75m x 2.05m (9'0" x 6'8")

The landing is light and airy, with a side-facing window allowing in natural daylight and freshly fitted carpet underfoot. It provides access to all three bedrooms and the shower room, with a ceiling hatch offering access to the roof space.

Bedroom 1

3.73m x 3.52m (12'2" x 11'6")

Bedroom 1 is a spacious double, positioned at the rear of the property with views over the garden. It features a full-width mirrored wardrobe, fresh neutral décor, and fitted carpet, making it a bright and practical room ideal for use as a main or guest bedroom.

Bedroom 2

3.35m x 3.21m (11'0" x 10'6")

Bedroom 2 is a spacious double room located at the front of the property, enjoying open views across the fields opposite. It features two built-in wardrobes with louvred doors, fresh décor, and new carpet, creating a bright and comfortable retreat.

Bedroom 3

2.71m x 2.07m (8'11" x 6'10")

Bedroom 3 is a bright single room with a window overlooking the rear of the property. Freshly decorated and carpeted, it's ideal as a child's bedroom, home office, or dressing room.

Shower Room

2.03m x 1.57m (6'8" x 5'2")

The newly fitted shower room is fitted with a corner shower cubicle with electric shower, a pedestal wash hand basin, and low-level WC. Finished with tiled splashbacks, a mirrored vanity unit, and wood-effect flooring, the room also benefits from a frosted uPVC window providing natural light.

Garden & Driveway

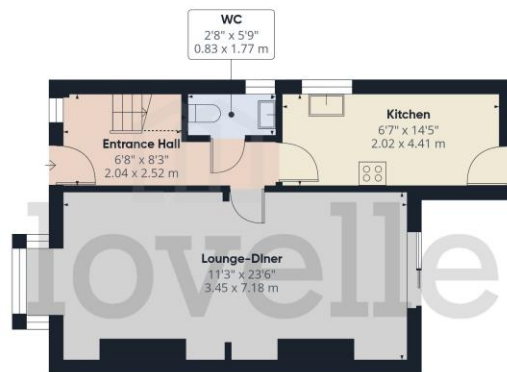
The property enjoys a generous, low-maintenance rear garden, mainly laid with bark chippings and featuring a paved patio area directly off the rear of the house—ideal for outdoor seating. A concrete pathway runs through the garden, leading to a wide, gated driveway that provides secure off-street parking for multiple vehicles.

Agents Note

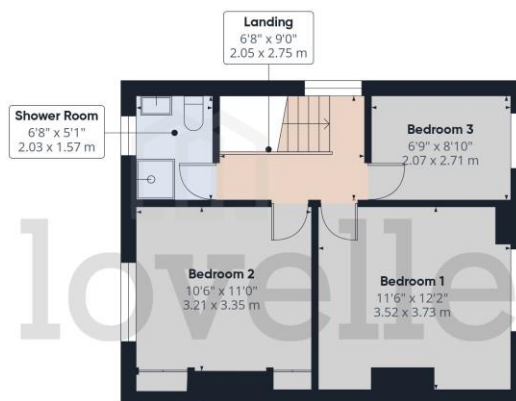
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

852 ft²
79.3 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

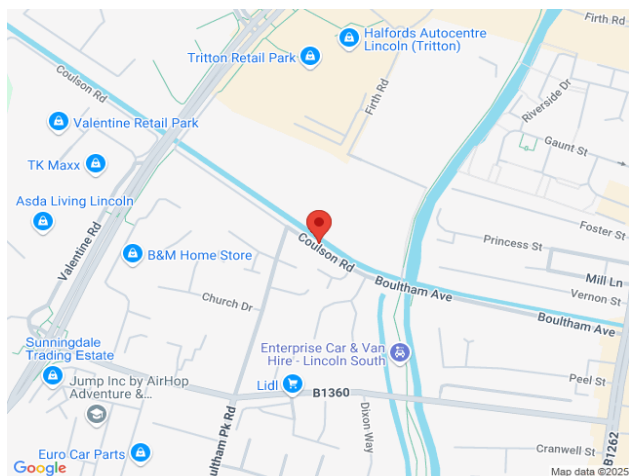
Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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



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