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48 Riseholme Road, Lincoln, LN1 3SP



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Guide price: £190,000 - £200,000



Immaculately presented modern two-bedroom townhouse in the sought-after Uphill area of Lincoln. Spacious open plan living with stylish kitchen, two en suites, and a ground floor WC. Private rear garden and allocated parking. Ideal for professionals, first-time buyers or investors.

Key Features

- Guide Price £190K - £200K
- Modern mid terrace town house
- Uphill residential location
- Open plan kitchen & living areas
- 2 double bedrooms
- 2 ensuite bathrooms
- Ready to move straight in
- Stylish & contemporary interior
- EPC rating C
- Tenure: Freehold



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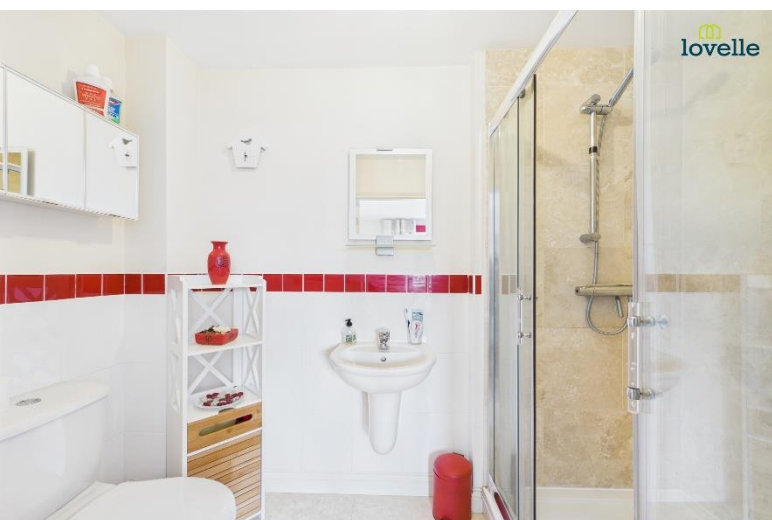
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Introduction

We are delighted to present this immaculately maintained and stylish two-bedroom modern townhouse, ideally located in the highly desirable Uphill area of Lincoln. Just a short distance from the historic Bailgate, the Cathedral Quarter, and excellent local amenities, this home offers the perfect blend of comfort, convenience, and contemporary living.

The accommodation spans approximately 775 square feet and is beautifully presented throughout. The ground floor features a welcoming entrance hall, a modern cloakroom WC, and a spacious open-plan kitchen, dining, and living area. The kitchen is fitted with sleek high-gloss units, integrated appliances, and a light, modern finish, while French doors lead from the living area to a well-maintained and enclosed rear garden with a patio and lawn – ideal for outdoor entertaining.

Upstairs, there are two well-proportioned double bedrooms, both of which benefit from their own en suite facilities. One features a contemporary shower room, while the other is served by a modern bathroom, offering excellent flexibility for guests or sharers.

Further benefits include two parking spaces, uPVC double glazing, and gas central heating throughout. This is a superb opportunity to acquire a turnkey home in one of Lincoln's most sought-after residential areas.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic property.

Entrance Hall

3.07m x 0.99m (10'1" x 3'2")

The entrance hall is bright and welcoming, featuring a part-glazed entrance door with frosted glass for privacy. There's a practical wood-effect floor underfoot, a central radiator, and space for storing coats and shoes. The layout flows conveniently into the main living space and gives access to the downstairs WC and stairs to the first floor.

Cloakroom /WC

1.98m x 1.02m (6'6" x 3'4")

The ground floor WC is neatly finished with a modern yet warm aesthetic. It features a white two-piece suite with a close-coupled toilet and a pedestal wash basin. The lower half of the walls is tiled in a muted ochre tone, adding character and contrast against the crisp white upper walls. Wood-effect flooring enhances the cosy feel, and decorative touches and accessories give the space a stylish, homely finish. Ideal for guests and practical everyday use.

Open Plan Kitchen /Living Room

8.35m x 4.58m (27'5" x 15'0")

Kitchen Area

The kitchen is a bright, contemporary space designed for both functionality and style. It features sleek high-gloss cabinetry with a mix of solid and frosted glass doors, complemented by black granite-style worktops and soft mosaic tile splashbacks. and integrated appliances. The layout is open plan, flowing seamlessly into the dining and living areas, and benefits from large windows and a neutral colour scheme that enhances the natural light. Warm wood-effect flooring adds a welcoming touch, creating a practical and attractive heart to the home.

Living & Dining Area

The open plan living and dining areas are light, airy, and beautifully styled to create a sociable yet comfortable space. The dining area sits adjacent to the kitchen and offers plenty of room for a family table and chairs, enhanced by tasteful decor and natural wood tones. The living area flows seamlessly beyond, with a pair of sofas positioned around a feature electric fire and media unit. Large French doors open onto the garden, filling the room with natural light and providing easy access to the outdoor patio. Thoughtful lighting, modern furnishings, and a crisp white backdrop give the space a clean, contemporary feel.

Landing

1.29m x 1.1m (4'2" x 3'7")

Bedroom 1

3.79m x 2.46m (12'5" x 8'1")

Spacious and serene double room positioned at the rear of the property, enjoying views over the garden and beyond. The room is filled with natural light thanks to a wide window and is tastefully decorated in soft neutral tones that enhance the sense of space. There's ample room for freestanding wardrobes and additional furniture, while the layout easily accommodates a king-size bed. The room also benefits from its own en suite shower room, making it a comfortable and private main bedroom retreat.

Ensuite Shower Room

1.99m x 1.98m (6'6" x 6'6")

The en suite shower room is modern, bright, and neatly appointed. It features a fully tiled walk-in shower with a sliding glass door and neutral stone-effect wall tiles, creating a clean and contemporary finish. A white pedestal basin and close-coupled WC are set against crisp white tiling, accented with a bold red tile border that adds a touch of character. The space is completed with a mirrored cabinet, handy storage shelving, and chrome fittings, making it both stylish and functional.

Bedroom 2

3.79m x 2.46m (12'5" x 8'1")

Bright and neatly presented double room positioned at the front of the property. It features a large floor-to-ceiling window that allows for plenty of natural light and creates a pleasant sense of space. The room is tastefully decorated in neutral tones and offers ample room for a single or double bed along with additional furniture such as a desk or drawers. Ideal as a guest room, home office, or second bedroom, it also benefits from its own private en suite bathroom, enhancing its practicality and appeal.

Ensuite Bathroom

2.46m x 1.3m (8'1" x 4'4")

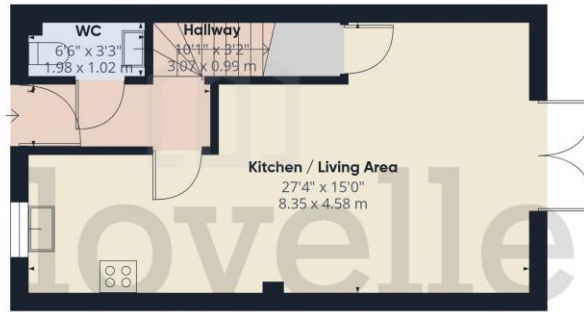
The en suite bathroom is a bright and inviting space, finished in soft neutral tones for a calm and clean feel. It features a modern white three-piece suite including a panelled bath with chrome fittings, a pedestal wash basin, and a close-coupled WC. The walls are partially tiled with a subtle beige design and a decorative mosaic border that adds a touch of detail and elegance. A frosted window provides natural light and privacy, while a mirrored cabinet and additional shelving offer practical storage solutions.

Garden

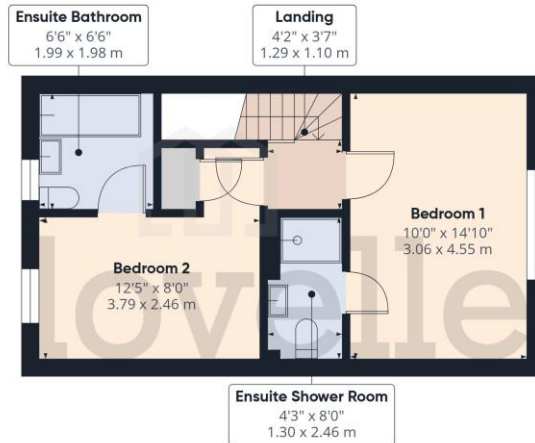
The rear garden is a delightful outdoor space offering a neatly maintained lawn bordered by mature planting and decorative pots. A paved patio area directly outside the French doors provides an ideal spot for outdoor dining or relaxing in the sun. Enclosed by painted fencing for privacy, the garden also benefits from a useful storage shed. With its pleasant layout and inviting atmosphere, it's a lovely extension of the living space in warmer months.

Parking

The property benefits from two allocated parking spaces, providing convenience and peace of mind for residents. It is located close to the property, making unloading and access straightforward and practical.



Ground Floor



First Floor



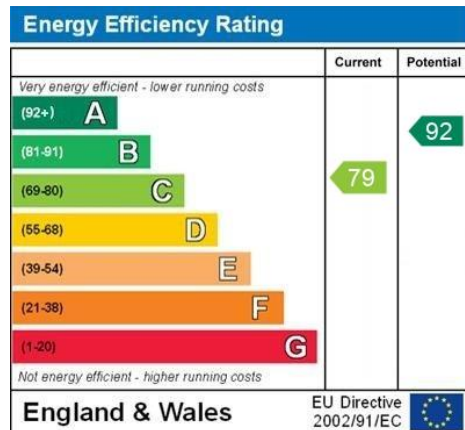
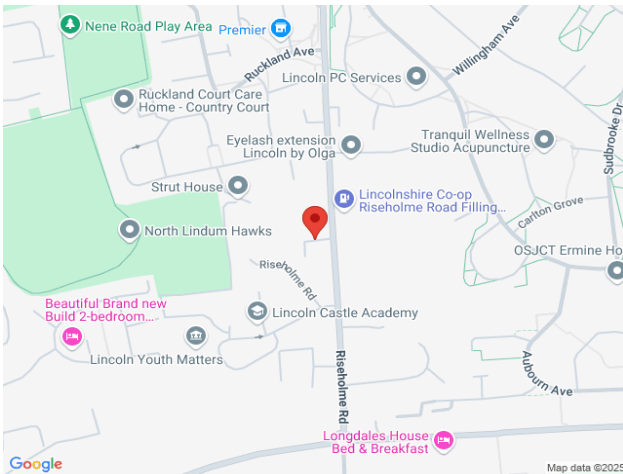
Approximate total area⁽¹⁾
775 ft²
71.9 m²

(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.

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