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19 Reedbush Avenue, Lincoln, LN2 4ZF



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When it comes to
property it must be


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Asking Price: £210,000



Stylish three-storey home on the popular Greetwell Fields development. Open-plan kitchen, dining, and living space with French doors to garden. Three bedrooms, modern bathroom, private parking, and enclosed garden. Ideal first-time buy or investment!

Key Features

- Modern 3 storey town house
- Greetwell Fields Development
- Close to schools & amenities
- Open-plan kitchen, dining, and living area
- 3 beds, spacious top-floor master
- Contemporary family bathroom
- Ground-floor WC
- Rear garden & driveway
- EPC rating B
- Tenure: Freehold



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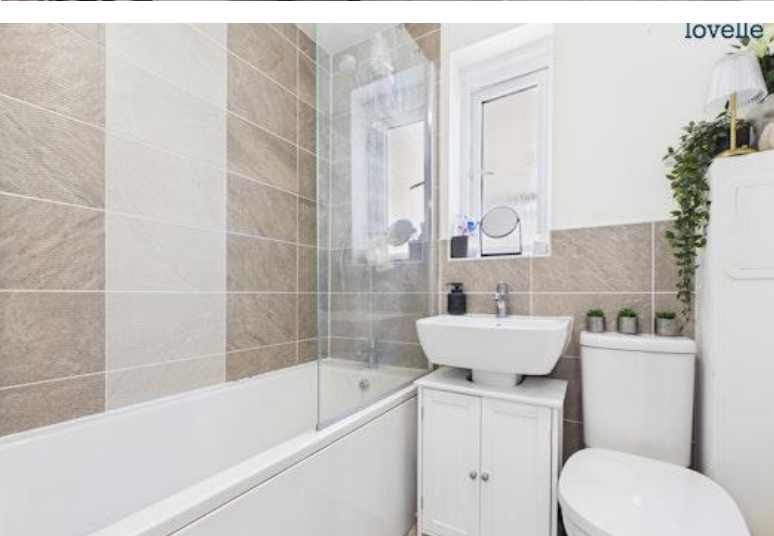
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Introduction

Located on the sought-after Greetwell Fields development, this modern three-storey home, built in 2021, offers stylish and versatile accommodation ideal for first-time buyers or young families. The ground floor features a sleek open-plan kitchen and living area, flowing effortlessly to the garden through French doors, while upstairs provides two bedrooms and a family bathroom, plus a superb top-floor master bedroom. With off-street parking, a private rear garden, and proximity to the Carlton Centre, local shops, and amenities, this property blends modern living with convenience and comfort.

Please note: the sellers are purchasing a new-build home, and completion is anticipated towards the end of 2025, so buyers should be aware of the extended timescale.

Entrance Hall

1.51m x 1.2m (5'0" x 3'11")

The entrance hall is bright and welcoming, with a modern front door letting in natural light through frosted glass panels. There's a practical space for a console table or shoe storage, a stylish radiator cover, and a staircase leading up to the first floor. The neutral décor creates an inviting first impression as you step into the home.

Cloakroom / WC

1.44m x 0.94m (4'8" x 3'1")

The WC is a smart and modern ground-floor cloakroom, featuring a sleek white pedestal sink and toilet set against a bold, stylish navy-blue accent wall. Finished with contemporary fittings and a small radiator, it offers a practical and well-presented space for guests or everyday convenience.

Open Plan Kitchen / Living Area

6.73m x 2.76m (22'1" x 9'1")

The open-plan kitchen and living room is a bright, modern space designed for both comfort and entertaining. The sleek kitchen features contemporary grey cabinetry, integrated appliances, and a stylish breakfast bar with pendant lighting, creating a perfect spot for casual dining or socialising. The living area flows seamlessly from the kitchen, offering a cosy space for relaxation, complete with French doors that open onto the rear garden, bringing in plenty of natural light. The layout is practical and welcoming, ideal for everyday living or hosting friends and family.

First Floor Landing

3.17m x 1.7m (10'5" x 5'7")

The landing is light and airy, with neutral décor and soft carpeting that creates a calm, inviting atmosphere. A white balustrade adds a classic touch, and the space connects smoothly to the bedrooms and bathroom, providing a functional yet open feel on the upper floor.

Bedroom 2

3.72m x 2.44m (12'2" x 8'0")

Bedroom 2 is a bright and generously sized double room, currently set up as a creative studio and home office. A large window fills the space with natural light, making it ideal for working, relaxing, or sleeping. The neutral

décor and soft carpeting create a versatile canvas, ready to be styled as a bedroom, guest room, or workspace to suit your needs.

Bedroom 3

3.68m x 0.91m (12'1" x 3'0")

Bedroom 3 is a cosy and versatile space, currently styled as a chic dressing room with a vanity area and storage units. Bright and airy, thanks to a large window, it offers flexibility to serve as a single bedroom, nursery, home office, or dressing room, depending on your needs.

Bathroom

1.82m x 1.7m (6'0" x 5'7")

The bathroom is modern and well-presented, featuring a sleek white suite with a bathtub and overhead shower, complemented by a glass screen. The walls are partly tiled in stylish neutral tones, adding texture and warmth, while a frosted window brings in natural light and maintains privacy. A contemporary vanity unit and WC complete this fresh, practical space, perfect for daily routines.

Second Floor Landing

1.08m x 0.88m (3'6" x 2'11")

Master Bedroom

5.39m x 2.82m (17'8" x 9'4")

The master bedroom is a bright and spacious retreat, occupying the entire top floor of the house. It features sloped ceilings, a large Velux window that floods the room with natural light, and ample floor space for a double bed, wardrobes, and a dedicated work or dressing area. The room feels airy and inviting, offering a peaceful space to unwind, with a stylish and contemporary finish throughout.

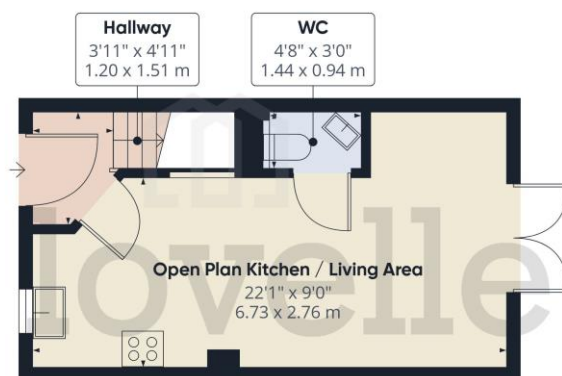
Outside

Rear Garden

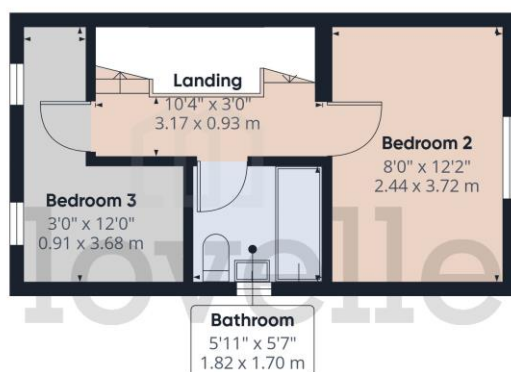
The garden is a fully enclosed, private outdoor space with a mix of patio and lawn, offering plenty of room for relaxing, outdoor dining, or entertaining. With secure fencing on all sides, it's ideal for families or pet owners and provides a sunny, low-maintenance area ready to be enjoyed or personalised with planting or garden furniture. French doors from the living area create a lovely flow between indoor and outdoor living.

Driveway

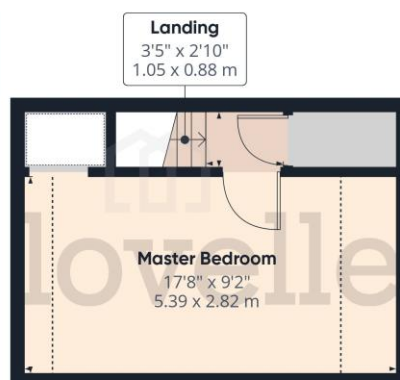
The property benefits from a private driveway located directly in front, offering convenient off-street parking. It provides practical space for everyday use, with additional visitor or on-street parking available nearby if needed.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

677 ft²

63 m²

Reduced headroom

36 ft²

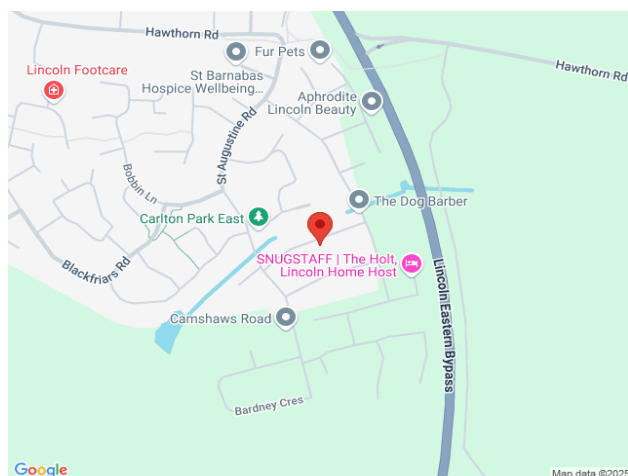
3.3 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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



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