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15 Charles Street West, Lincoln, LN1 1QP



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When it comes to
property it must be


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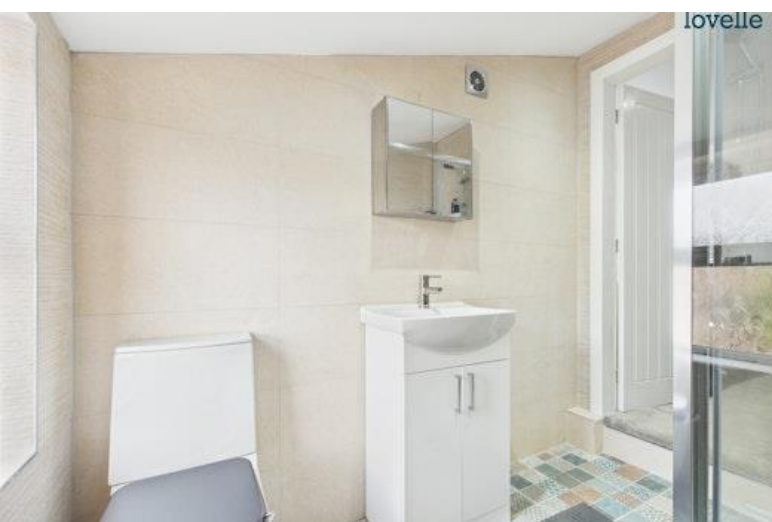
Asking Price: £259,000



Fully refurbished and extended, four-bedroom terrace in Lincoln's West End. Stylish open plan kitchen, two bathrooms and bright modern interiors. Set across three floors with landscaped rear garden. Ideal for city living, professionals or investors.

Key Features

- Fully renovated and extended
- 4 bedrooms, 2 shower rooms
- Stunning open plan kitchen
- Bay fronted living room
- Ideal for families, professionals & investors
- Turnkey home, ready to move in
- Prime West End location
- Low maintenance rear garden
- EPC rating: C
- Tenure: Freehold





Accommodation

Beautifully Renovated and Extended Four Bedroom Home in the Heart of Lincoln's West End

This exceptional period property has been fully renovated and thoughtfully extended, creating a stylish and versatile three storey home in one of Lincoln's most desirable city centre locations.

The ground floor features a bay fronted living room to the front and a superb open plan kitchen, dining and family area at the rear. Finished with sleek units, tiled floors, skylights and access to a contemporary ground floor shower room, this space is perfect for modern living and entertaining. The first floor offers two double bedrooms including a generous principal bedroom to the front and a second bedroom with its own luxurious ensuite bathroom fitted with modern tiling, vanity storage and a walk-in shower.

The top floor has been converted to provide two further bedrooms, both enjoying excellent natural light and a clean modern finish, ideal as additional bedrooms, guest rooms or home office spaces.

Outside, the rear garden has been attractively landscaped for low maintenance with a paved patio seating area enclosed by brick walls and fencing.

Situated in the highly sought after West End area of Lincoln, the property is just a short walk from the city centre, the University of Lincoln and a range of local shops, cafes and amenities. An ideal home for professionals, families or buy to let investors.

Living Room

3.77m x 3.41m (12'5" x 11'2")

The living room is positioned at the front of the property and features a large bay window that fills the space with natural light. Finished in a bright modern décor, it includes a striking feature fireplace with decorative surround and stylish tiled flooring. Clean lines, recessed LED lighting and neutral tones create a contemporary yet welcoming space ideal for relaxing or hosting guests.

Open Plan Kitchen-Diner / Family Room

2.58m x 1.8m (8'6" x 5'11")

The heart of the home is this beautifully designed open plan kitchen, dining and family area, extended to the rear to create a bright and sociable space. Finished in a clean, modern style, the kitchen features sleek gloss units, integrated appliances, a built-in wine cooler and wood-effect worktops with metro tile splashbacks. A skylight and large window flood the room with natural light, while tiled flooring and recessed spotlights enhance the contemporary feel. The dining and family area offers space to relax or entertain, centred around a striking tiled fireplace, and with direct access to the rear garden through a glazed door.

Additional Kitchen Area

5.83m x 3.38m (19'1" x 11'1")

Shower Room

1.65m x 1.45m (5'5" x 4'10")

Conveniently located off the open plan kitchen area, the ground floor shower room is finished to a stylish contemporary standard. It features a walk-in shower with modern grey tiling, a white low-level WC, and a compact vanity unit with basin. Contrasting tiled walls, a chrome heated towel rail and a frosted window complete the sleek and practical design.

Landing

1.92m x 0.85m (6'4" x 2'10")

Bedroom 1

3.72m x 3.47m (12'2" x 11'5")

Located at the front of the first floor, Bedroom 1 is a spacious and light-filled double room with a large window overlooking the street. The room is freshly decorated in clean, neutral tones with plush grey carpeting and recessed LED lighting. It offers plenty of space for freestanding furniture, making it a comfortable and versatile principal bedroom.

Bedroom 2

3.44m x 2.79m (11'4" x 9'2")

Situated at the rear of the first floor, Bedroom 2 is a comfortable double room with a window overlooking the garden. Finished in neutral décor with soft grey carpet and inset ceiling lights, it offers a peaceful retreat and benefits from direct access to a stylish ensuite shower room, making it ideal as a guest room.

Ensuite Shower Room

2.4m x 1.78m (7'11" x 5'10")

The ensuite to Bedroom 2 is finished to an impressive contemporary standard, featuring a large corner shower enclosure with glazed screen, modern tiled walls, and stylish patterned flooring. A white vanity unit with basin, concealed cistern WC, mirrored cabinet and chrome towel rail complete the space, creating a sleek and functional private bathroom.

Second Floor Landing

1.91m x 0.82m (6'4" x 2'8")

Bedroom 3

3.24m x 2.85m (10'7" x 9'5")

Bedroom 3 is located on the second floor and enjoys a pleasant rear-facing outlook. The room is finished in a bright, neutral palette with plush grey carpet and inset ceiling lights. Well-proportioned and full of natural light, it's ideal as a double bedroom, guest room or a dedicated workspace.

Bedroom 4

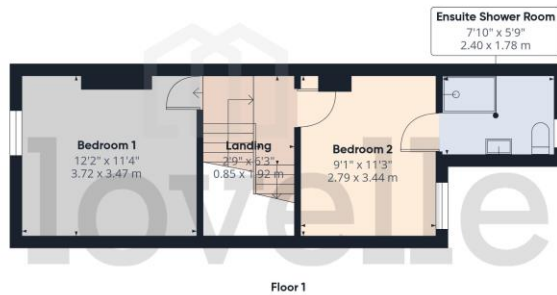
2.9m x 2.4m (9'6" x 7'11")

Bedroom 4 sits on the second floor and features a sloping ceiling with a large Velux roof window that fills the room with natural light. Finished in crisp white with soft grey carpet and recessed lighting, it's a cosy and versatile space ideal for use as a single bedroom, study or hobby room.

Rear Garden

The rear garden is fully enclosed and thoughtfully landscaped for low maintenance, featuring a paved patio area ideal for outdoor dining or relaxing. Raised beds line both sides with decorative stone borders, and there's a built-in brick BBQ at the far end—perfect for entertaining. A practical and private outdoor space with a charming urban courtyard feel.





Approximate total area⁸

949 ft²
88.3 m²

Reduced headroom

52 ft²
4.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

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