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22 Egerton Road, Lincoln, LN2 4PJ



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Asking Price: £350,000

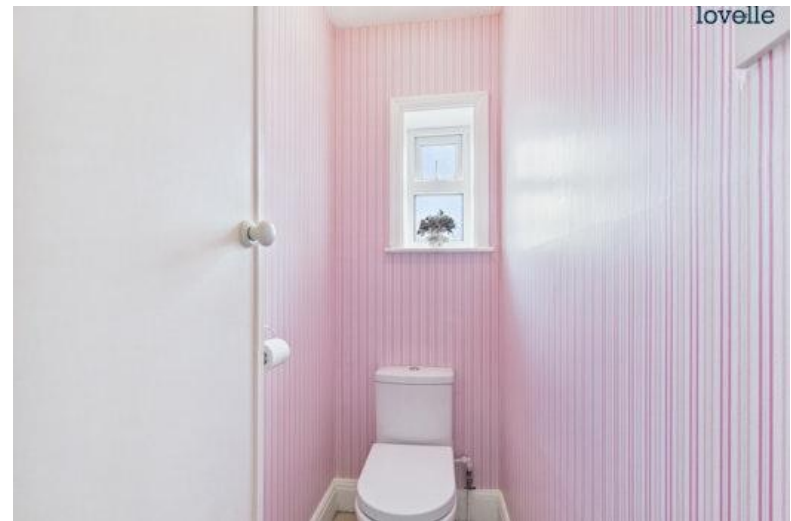


Very sought after uphill location. 1930s semi with huge potential. Tucked away in a quiet cul-de-sac with stunning garden & garage. Spacious rooms, original character – walking distance to Cathedral. Opportunities like this don't come up often.

#### Key Features

- 1930's semi-detached house
- Double bay-fronted
- Spacious & well-maintained
- Highly sought after location
- Lots of potential
- Driveway & garage
- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- Generous plot with a lovely garden
- EPC rating: TBC
- Tenure: Freehold









## Introduction

Tucked away at the bottom of a quiet cul-de-sac in one of Lincoln's most desirable uphill locations, this traditional 1930s double bay-fronted semi-detached home offers character, charm, and fantastic potential to modernise.

Set within walking distance of the Cathedral Quarter, Lincoln County Hospital, and excellent local schools, this well-maintained home is perfect for families or buyers seeking a solid home in a truly convenient position.

The ground floor features a bright entrance hallway, bay-fronted living room with feature fireplace and fitted shelving, and a spacious dining room overlooking the rear garden. A generous kitchen provides ample workspace and storage, with direct access outside, and there's the benefit of a handy ground floor WC.

Upstairs, there are three well-proportioned bedrooms—two with large windows providing great natural light, and a family shower room with separate WC.

Outside, the property sits on a generous plot. The rear garden is a wonderful space for keen gardeners or those simply looking to enjoy a peaceful, established setting. There's a raised patio area, lawn, mature planting, greenhouse, and detached garage accessed via a long private driveway providing ample off-street parking.

Homes in this location, especially those on a cul-de-sac with gardens of this size, rarely come to market and when they do, they don't stay around for long. Early viewing is strongly recommended to avoid missing out on this fantastic opportunity.

## Ground Floor

### Hallway

2.02m x 2.64m (6'7" x 8'8")

The entrance hall offers a warm welcome into the home, with a spacious and airy feel that sets the tone for the rest of the property. Featuring a staircase to the first floor and doors leading to the main living areas, it provides a practical layout with room for coats and shoes, while allowing natural light to flow through.

### Living Room

3.22m x 3.4m (10'7" x 11'2")

A warm and welcoming reception room featuring a striking curved bay window that floods the space with natural light and offers a lovely outlook over the quiet cul-de-sac. The focal point is a stone fireplace with gas fire, flanked by fitted alcove shelving and cupboards that add character and practical storage. There's ample space for comfortable seating, and the room retains a classic 1930s feel while offering scope to update to your own style.

### Dining Room

3.72m x 3.4m (12'2" x 11'2")

A bright and generously proportioned reception room overlooking the rear garden, ideal for formal dining or family gatherings. The large window frames a pleasant garden view and fills the room with natural light. Characterful touches include built-in display cabinets, shelving, and period-style wallpaper. A versatile space with clear potential to modernise or open into the kitchen (subject to any consents).

### Kitchen

4.61m x 2.95m (15'1" x 9'8")

A spacious and practical kitchen positioned at the rear of the home, offering excellent natural light from dual aspect windows and a half-glazed door leading to the garden. Fitted with a wide range of base and wall units, the room provides ample storage and worktop space, with room for freestanding appliances. There's a stainless-steel sink beneath the window, a wall-mounted boiler, and tiled splashbacks with a decorative border. While currently in traditional style, the layout presents exciting potential for reconfiguration or modernisation to suit your own needs.

## Shower Room

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

A compact yet practical ground floor shower room, fitted with a corner shower cubicle, wash hand basin and low-level WC. Finished in a retro tile design with a frosted window for natural light and ventilation, this space adds valuable convenience for guests or multigenerational living and offers scope for modernisation to suit personal tastes.

## First Floor

### Landing

2.96m x 0.86m (9'8" x 2'10")

The landing provides a bright and spacious area giving access to all three bedrooms, as well as a separate WC and a family bathroom. Its practical layout ensures easy movement between rooms and offers space for additional storage or decorative touches.

### Bedroom 1

3.94m x 3.4m (12'11" x 11'2")

Bedroom 1 is a spacious main bedroom featuring a large bay window that fills the room with natural light. Built-in wardrobes provide ample storage while maintaining a clean and uncluttered feel, making this room a comfortable and practical retreat.

### Bedroom 2

3.71m x 3.41m (12'2" x 11'2")

Bedroom 2 is a generously sized room featuring a large rear-facing window that offers pleasant garden views and plenty of natural light. Built-in wardrobes provide convenient storage, keeping the space tidy and functional.

### Bedroom 3

2.57m x 2.65m (8'5" x 8'8")

Bedroom 3 is a well-proportioned room with a rear-facing window that fills the space with natural light and offers views of the garden, making it a bright and comfortable area suitable for a variety of uses.

### Bathroom

2.28m x 1.69m (7'6" x 5'6")

The bathroom features a practical shower over the bath, a sink with vanity storage, and a built-in storage cupboard, providing a well-organised and functional space with plenty of room for toiletries and essentials.

### WC

0.88m x 1.68m (2'11" x 5'6")

The WC is a convenient separate room featuring just a toilet, providing a practical solution for guests and busy households.

## Gardens, driveway & garage

The property enjoys a fantastic plot, with a generous rear garden that bursts with established planting, trees, and colourful borders—perfect for keen gardeners or families. A raised patio seating area provides an ideal space for entertaining or enjoying the afternoon sun, alongside a greenhouse and useful outbuilding. To the front, a wide driveway offers ample off-street parking and leads down the side of the property. At the rear sits a brick-built garage with an electric roller door, ideal for storage but not suitable for modern vehicle sizes.

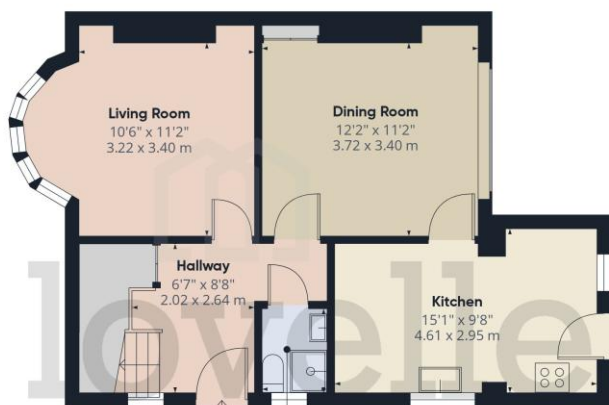
## Agent Notes

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Ground Floor

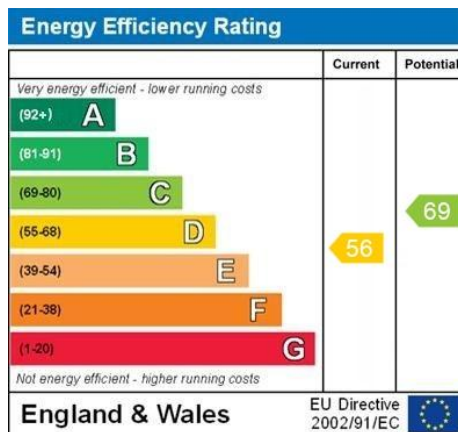


Floor 1

Approximate total area<sup>m</sup>  
991 ft<sup>2</sup>  
92.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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