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9A Greetwell Road, Lincoln, LN2 4AQ



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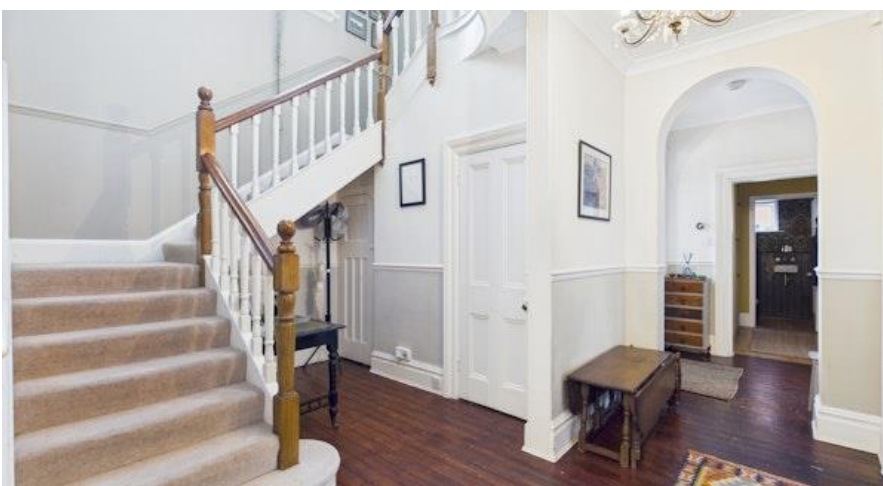


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When it comes to  
property it must be

  
lovelle





Asking Price: £900,000

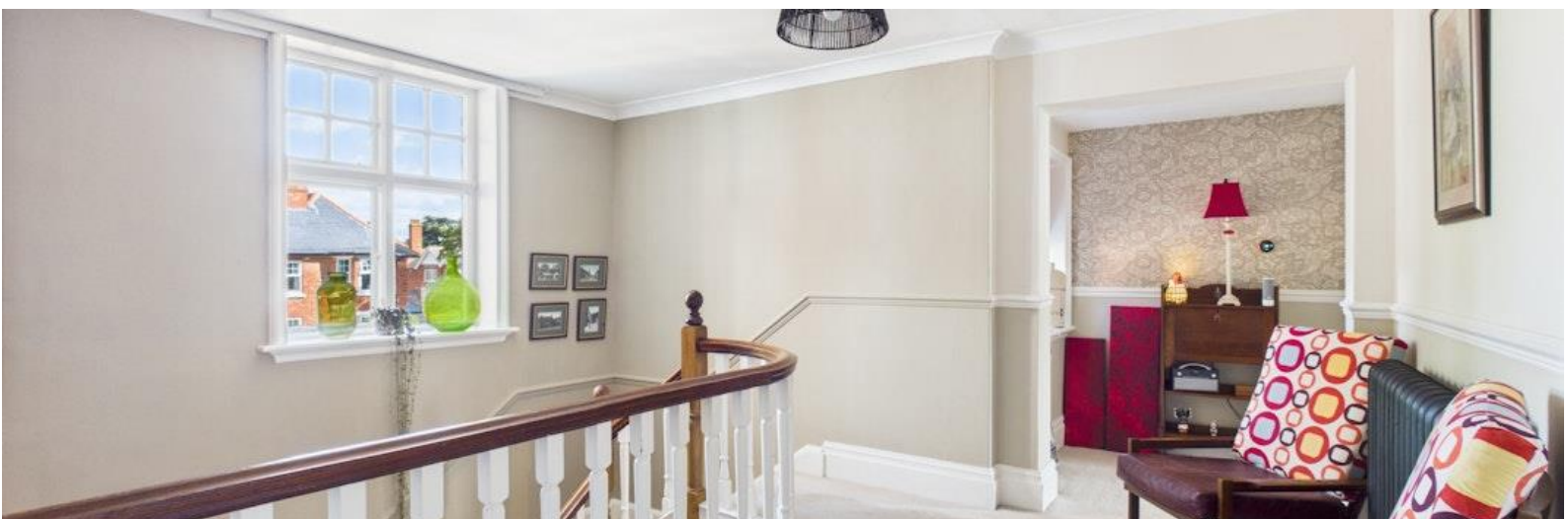


One of Lincoln's finest Edwardian residences, built in 1904 and extending to over 3,400 sq. ft. This distinguished home blends timeless period architecture with elegant modern refinement, offering grand reception rooms, a bespoke kitchen, pantry, five exceptional bedrooms and three beautifully appointed bathrooms. Outside, landscaped gardens with sweeping lawns, terraces and mature trees provide a private retreat, completing a truly outstanding home seldom available on the open market.

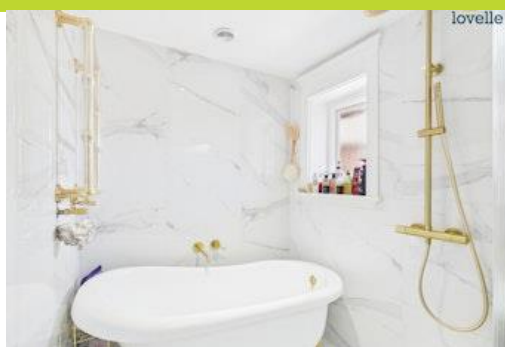
#### Key Features

- Distinguished Edwardian residence
- Five exceptional double bedrooms
- Luxury bathrooms with elegant finishes
- Showpiece panelled dining room
- Bespoke kitchen and walk-in pantry
- Versatile study and private gym
- Rich in character & history
- Expansive landscaped gardens
- Generous private forecourt parking
- Direct trains to London in under 2 hours









## Introduction

Extending to approximately 3,476 sq. ft, this distinguished Edwardian home immediately impresses with its scale and presence. Approached through mature grounds and framed by elegant red brick elevations, it retains all the grandeur of its era. Stepping inside, the beautiful reception hall, with high ceilings and a sweeping staircase, sets the tone for the accommodation beyond. Period features are found throughout, including a collection of reclaimed cast iron radiators, originally from Lincoln Minster, which add both character and provenance to the home.

The ground floor offers a wealth of reception space, designed for both entertaining and family living. The drawing room, with its exquisite fireplace and elegant proportions, exudes warmth and character, while the dining room and study provide further versatile living areas, the dining room distinguished by wood panelling and the study by a sash window. A thoughtfully designed kitchen forms the heart of the home, blending traditional cabinetry and parquet flooring with a central island and modern integrated appliances. The adjoining breakfast area faces to the front of the property, complemented by a walk-in pantry, boot room, cloakroom and a home gym.

The first floor is equally impressive, offering a generous and flexible arrangement of bedrooms and bathrooms. The principal suite is a fine example of Edwardian elegance, with a bay-fronted aspect and leafy views. Four further double bedrooms, each with their own character and fireplaces, are complemented by stylishly appointed bathrooms, including a luxurious family bathroom with freestanding tub and a contemporary shower room.

Beyond the main accommodation, the property benefits from a cellar providing useful storage, and a truly unique feature in the garden, a converted wartime air raid shelter, now a private sauna, offering a blend of history and modern leisure. Outside, the landscaped south facing gardens are unusually large for such a central location, providing both formal and informal areas with sweeping lawns, mature trees and seating terraces, ideal for entertaining or simply enjoying the tranquil setting. The property also benefits from solar panels with new batteries installed.

Perfectly positioned in Lincoln's desirable uphill location, the home is within easy reach of the historic Cathedral Quarter, well regarded schools including Lincoln Minster School, and excellent transport links with direct trains to London in under two hours.

Rarely does a home of this calibre and heritage come to the market. Rich in period detail yet updated for modern living, this distinguished residence offers a lifestyle of elegance and comfort in one of the city's most sought after addresses.

## Entrance Lobby

2.1m x 1.93m (6'11" x 6'4")

The entrance lobby features traditional panelled walls in soft sage green, complemented by leaded windows and the original front door. Light and welcoming, it offers practical space for coats and shoes while retaining the home's period charm.

## Cloakroom

2.26m x 1.8m (7'5" x 5'11")

The cloakroom is both practical and well-designed, with painted cabinetry, fitted storage and natural light from a side window. Housing the two boilers and the electric consumer unit, it also features the same stripped wooden flooring that flows through to the WC, combining everyday functionality with character.

## WC

1.61m x 1.09m (5'4" x 3'7")

The WC is full of character, featuring painted timber panelling, a high-level cistern with pull chain, and a striking patterned wallpaper that adds a touch of period charm. A marble-topped wash basin with brass fittings completes this stylish and practical space.

## Reception Hall

4.46m x 2.55m (14'7" x 8'5")

A truly impressive entrance, the reception hall showcases high ceilings, a sweeping staircase and elegant period detailing. This magnificent space is filled with natural light and immediately conveys the sense of history and scale that defines the home, complemented by a distinctive reclaimed cast iron radiator.

## Drawing Room

6.07m x 5.53m (19'11" x 18'1")

The drawing room is the largest of the reception rooms, offering an elegant and versatile space for family living and entertaining. A feature fireplace, beamed ceiling and an impressive walk-in bay with French doors to the garden create a light-filled room that is both refined and welcoming. Two reclaimed cast iron radiators add further character to this impressive space.

## Study

5.49m x 3.59m (18'0" x 11'10")

The study combines period character with practicality, featuring a beautiful fireplace with tiled surround and a reclaimed cast iron radiator. Full height fitted bookcases provide excellent storage, while the generous bay with French doors opens directly onto the garden, filling the room with light and creating an inspiring space for work or quiet retreat.

## Dining Room

6.59m x 3.81m (21'7" x 12'6")

The dining room is a true statement of Edwardian design, with full original wood panelling and intricate period detailing. At its heart is a grand fireplace with a log-burning stove, creating a striking focal point for the room. An impressive walk-in bay with French doors opens to the garden and veranda, making this an unforgettable space for both family occasions and formal entertaining.

## Breakfast Kitchen

5.77m x 3.67m (18'11" x 12'0")

The breakfast kitchen forms the heart of the home, combining timeless design with modern convenience. Bespoke cabinetry, parquet flooring and a central island with marble top create a stylish yet practical workspace, complemented by integrated appliances and a butler's sink. The adjoining breakfast area, filled with natural light from its front-facing aspect, provides the perfect spot for informal dining. A generous walk-in pantry completes the space, ensuring both charm and functionality.

## Pantry

3.71m x 3.06m (12'2" x 10'0")

A substantial walk-in pantry adds a touch of luxury to everyday living, offering fitted shelving, cabinetry and space for appliances. Rarely found in modern homes, it is the perfect complement to the breakfast kitchen, combining practicality with period charm.

## Side Entrance Hall

3.26m x 1.11m (10'8" x 3'7")

The side entrance hall provides a useful secondary access to the property, ideal for everyday comings and goings. With space for coats, boots and household storage, it serves as a practical complement to the main reception areas. This entrance also houses the main electric consumer unit and the solar battery installation, with supplementary units located in the cloakroom and sauna.

## Gym

3.21m x 2.88m (10'6" x 9'5")

The home also benefits from a dedicated Gym, a bright and practical space with multiple windows and fitted shutters. Well-proportioned and versatile, it provides the ideal setting for fitness equipment, yoga, or other hobbies, with a clean finish that makes it adaptable to a variety of uses.

## Cellar

The property also includes a cellar, offering useful storage space and excellent potential for a variety of purposes, whether as a wine store, utility area, or simply additional household storage.

## Main Landing Area

5.27m x 2.89m (17'4" x 9'6")

The main landing is a bright and inviting space, enhanced by large windows that draw in natural light. There is a cast iron reclaimed radiator. The elegant balustrade curves gently, reflecting the home's Edwardian craftsmanship, while archways lead through to the bedroom accommodation. Generous in scale, it provides a versatile seating or reading area and creates an impressive central hub to the first floor.





## Second Landing Area

7.61m x 1.01m (25'0" x 3'4")

The second landing provides access to the additional bedrooms and bathrooms, with high ceilings and a borrowed light window from the bathroom brightening the space. Simple and practical, it continues the home's natural flow across the first floor.

## Laundry Cupboard

1.95m x 1.11m (6'5" x 3'7")

A dedicated laundry cupboard is also located on the first-floor landing, fitted with a washing machine and tumble dryer together with shelving for storage. This thoughtful addition is especially convenient for family life, making it easy to manage laundry close to the bedrooms, particularly useful for households with teenagers.

## Principal Bedroom

6.08m x 5.48m (19'11" x 18'0")

The principal suite is a wonderfully spacious room, beautifully lit by a wide bay window with views across the gardens. High ceilings and elegant proportions enhance the sense of light and scale, while the versatile layout offers space for both sleeping and relaxation. Complete with its own ensuite bathroom, it provides a serene and impressive retreat within the home.

## Ensuite Bathroom

3.94m x 1.77m (12'11" x 5'10")

A beautifully appointed ensuite featuring a freestanding claw-foot bath with rainfall shower above, complemented by striking gold fittings for a touch of luxury. The room also includes a double vanity unit with excellent storage, WC, and contemporary styling throughout, finished with marble-effect tiling for a sleek, elegant feel.

## Bedroom 2

3.88m x 3.5m (12'8" x 11'6")

An impressive double bedroom with a large bay window overlooking the gardens, filling the room with natural light. Finished in calming neutral tones and featuring a charming period fireplace, it offers both style and comfort. This room also benefits from its own ensuite, making it ideal as a luxurious guest suite or secondary principal bedroom.

## Ensuite Shower Room

2.26m x 1.55m (7'5" x 5'1")

A sleek and contemporary shower room, fitted with a walk-in rainfall shower, vanity with storage, and a backlit circular mirror. Stylish contrasting tiles complete the modern finish, offering both comfort and practicality.

## Bedroom 3

5.5m x 3.94m (18'0" x 12'11")

This generously sized bedroom combines character and comfort, centred around an ornate period fireplace that adds warmth and charm. The large window draws in plenty of natural light and looks out over the gardens, while the scale of the room allows for a flexible arrangement of furniture to suit individual needs.



## Bedroom 4

4.4m x 2.74m (14'5" x 9'0")

A charming bedroom with original exposed floorboards and a decorative cast-iron fireplace, adding plenty of character. Large windows with plantation shutters bring in natural light, while the room's warm colour palette and proportions make it a comfortable and inviting space, ideal as a child's room or stylish guest bedroom.

## Family Bathroom

3.22m x 2.17m (10'7" x 7'1")

The family bathroom is finished in a bright, elegant style, with a panelled bath with shower over, set against marble-effect tiling. A window with shutters allows natural light to flow in while maintaining privacy, and fitted cabinetry provides excellent storage. A well-designed space that balances character with modern convenience.

## Bedroom 5

4.46m x 3.37m (14'7" x 11'1")

Bedroom Five is a comfortable and well-proportioned double, finished in a soft, neutral scheme with feature patterned wallpaper. A period-style cast iron fireplace adds character, while fitted cupboards provide useful storage. The shuttered window draws in plenty of natural light, creating a calm and restful space.

## Gardens & Parking

The gardens are a true highlight of this property, offering a beautifully landscaped and secluded outdoor retreat. A large stone terrace runs across the rear of the house, perfect for entertaining or dining al fresco, with defined seating areas set amongst mature planting and brick walling. Beyond, sweeping lawns extend towards the rear boundary, bordered by established trees and shrubs that provide both colour and privacy throughout the seasons. The grounds also feature an external garden store set into a grassed mound, adding a touch of character and practicality.

The property is approached via a generous private forecourt, attractively block-paved and enclosed by a brick wall, providing ample off-street parking for several vehicles.

## Sauna

Once an air raid shelter, this unique space has been thoughtfully converted into a stylish timber-clad sauna. Retaining its historic charm while offering modern comfort, it provides a tranquil retreat within the garden, perfect for relaxation and wellness, with a distinctive story to tell.

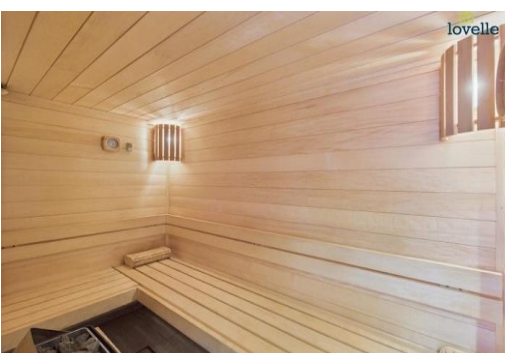
## Agents Note

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

3331 ft<sup>2</sup>  
309.4 m<sup>2</sup>

Reduced headroom

26 ft<sup>2</sup>  
2.4 m<sup>2</sup>

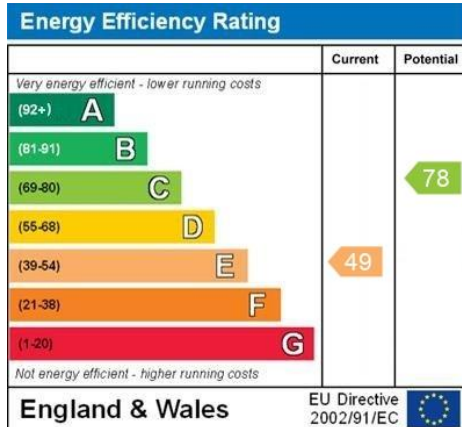
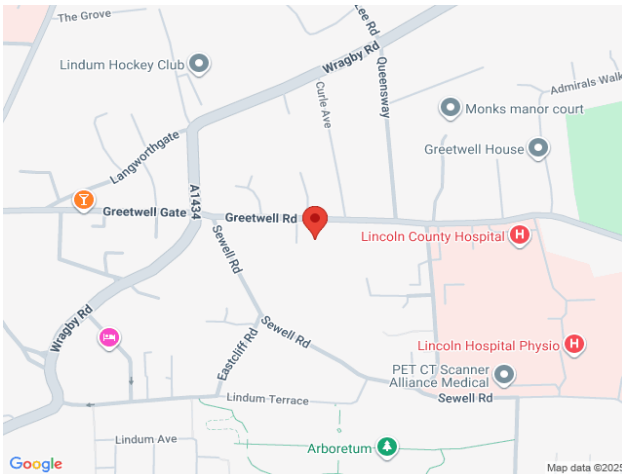
(1) Excluding balconies and terraces

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.

GIRAFFE 360



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