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Gabriel Crescent, Carlton Centre, Lincoln



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£230,000



Lovelle are delighted to offer this modern and spacious three/four-bedroom townhouse situated in the highly sought-after Carlton Centre area of uphill Lincoln. The property is set across three floors, offering flexible living arrangements ideal for families or professionals alike.

Key Features

- Modern three/four bedroom townhouse
- Sought-after location in the uphill Carlton Centre area of Lincoln
- Spacious open-plan kitchen, dining, and living area
- Flexible first floor with bedroom or additional reception room
- Master bedroom with en-suite shower room
- Landscaped rear garden with decking and seating area
- EPC rating C
- Tenure: Freehold



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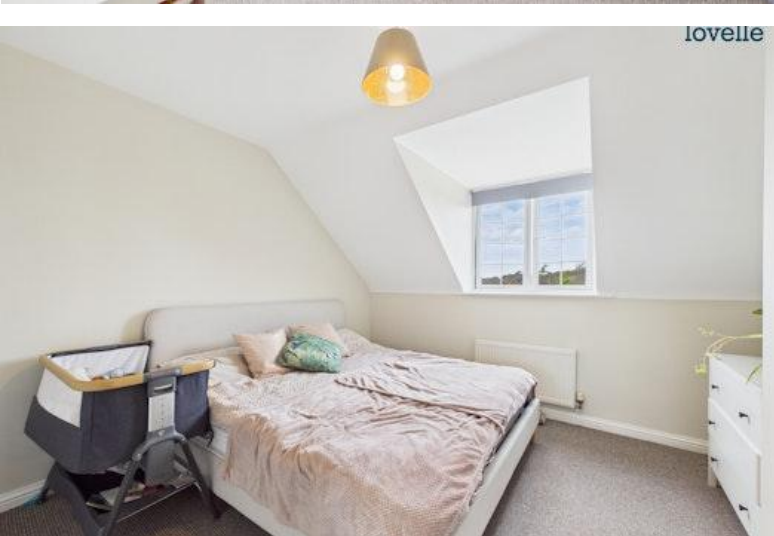
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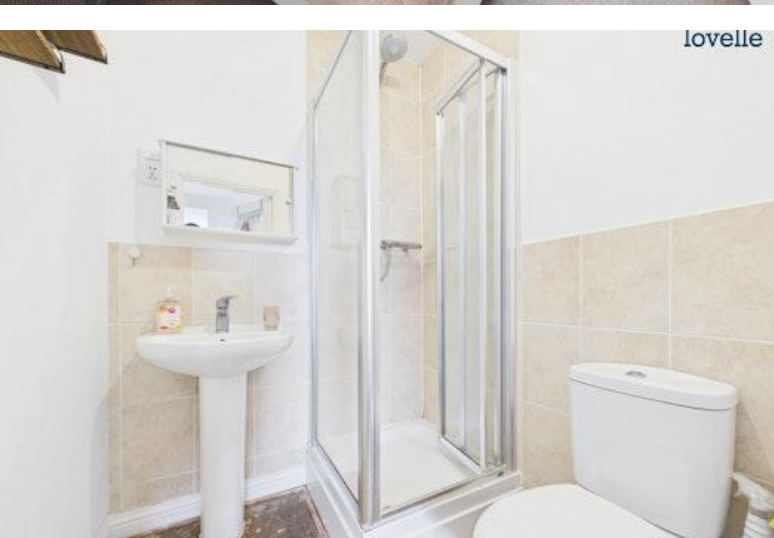
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Lovelle are delighted to offer this modern and spacious three/four-bedroom townhouse situated in the highly sought-after Carlton Centre area of uphill Lincoln. The property is set across three floors, offering flexible living arrangements ideal for families or professionals alike.

On the ground floor, you are welcomed by an entrance hall leading through to a bright and spacious open-plan kitchen, dining, and living area. This versatile space is perfect for modern living, with French doors opening onto the rear garden.

The first floor provides two bedrooms, one of which could easily be used as a second reception room, home office, or playroom, along with a contemporary family bathroom.

The second-floor features two further double bedrooms, including the master bedroom with en-suite shower room, providing a private retreat.

The rear garden has been thoughtfully designed for low-maintenance living and outdoor enjoyment. It features a decked pergola seating area, perfect for relaxing or entertaining, with raised borders adding character. The central artificial lawn provides a clean and practical finish, making the space ideal for families or those seeking an easy-to-care-for garden. A garage with parking in front completes this fantastic home.

Kitchen / Living Area

3.63m x 8.35m (11'11" x 27'5")

A fantastic open-plan space with a modern fitted kitchen including integral oven, hob and extractor. The living area offers plenty of room for both dining and seating, with French doors opening onto the rear garden.

Bedroom Two

3.64m x 2.16m (11'11" x 7'1")

A generous double bedroom overlooking the rear garden.

Bedroom Three / Reception Room

3.63m x 3.56m (11'11" x 11'8")

A flexible room which could be used as a third bedroom, home office or an additional lounge.

Family Bathroom

1.47m x 2.22m (4'10" x 7'4")

Fitted with a modern three-piece suite comprising panelled bath with shower over, wash hand basin and WC.

Master Bedroom

3.01m x 3.58m (9'11" x 11'8")

Spacious double bedroom with built-in storage and access to en-suite

En-Suite

1.55m x 1.84m (5'1" x 6'0")

Fitted with shower cubicle, wash hand basin and WC.

Bedroom 4

3.67m x 3.28m (12'0" x 10'10")

Another well-proportioned double bedroom to the front aspect.

Outside

There is a garage with parking space directly in front.

Garden

To the rear, the property benefits from a landscaped garden with a decked pergola seating area

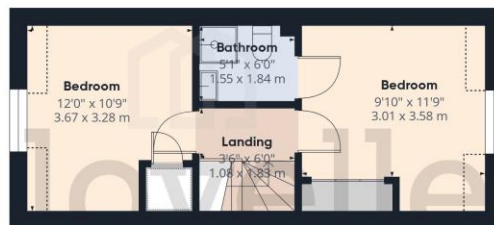




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1000 ft²
92.9 m²

Reduced headroom

20 ft²
1.8 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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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