

Buy. Sell. Rent. Let.



68 Richmond Road, Lincoln, LN1 1LH



4



2



3

When it comes to
property it must be


lovelle



Asking Price: £325,000



This impressive Victorian mid-terrace offers spacious and flexible accommodation, beautifully blending period character with modern upgrades. Positioned in the ever-popular West End of Lincoln, offering generous and versatile accommodation, perfect for modern family living.

Key Features

- Spacious Victorian mid-terrace home
- Popular West End of Lincoln
- 3 versatile reception rooms
- Modern kitchen, utility & WC
- Well maintained with EPC Rating: C
- 4 generous bedrooms
- 2 shower rooms, one on each level
- Enclosed rear garden
- Close to shops, schools & amenities
- Tenure: Freehold



lovelle



lovelle



lovelle



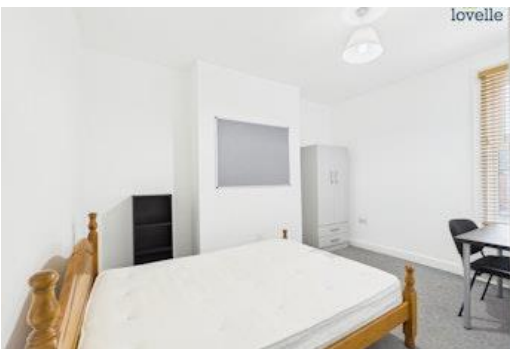
lovelle



lovelle



lovelle



Introduction

This impressive Victorian mid-terrace offers spacious and flexible accommodation, beautifully blending period character with modern upgrades. Positioned in the ever-popular West End of Lincoln, offering generous and versatile accommodation, perfect for modern family living.

The property has been well maintained and upgraded by the current owners, achieving a strong EPC Rating of C. Formerly operated as a licensed HMO, it already benefits from meeting current standards and regulatory requirements, while now being presented to the residential market where its scale, layout, and location make it a superb family home.

The ground floor features a welcoming hallway and two spacious reception rooms with high ceilings and bay windows, offering ideal spaces for a living room, dining room, study, or playroom. A further dining room leads to the modern fitted kitchen, complete with integrated appliances and breakfast bar seating. A utility area, ground floor shower room, and separate WC provide additional practicality.

To the first floor, a generous landing leads to four well-proportioned bedrooms, all filled with natural light, alongside a modern shower room.

Outside, the property enjoys a traditional walled frontage and a good-sized rear garden, with patio seating and steps leading to a lawned area enclosed by brick walling and fencing.

With its sought-after West End location, excellent condition, and flexible accommodation, this property represents a fantastic opportunity for families looking for a character home close to the city centre and Cathedral Quarter.

Entrance Hall

7.07m x 1.62m (23'2" x 5'4")

The property opens into a bright and welcoming entrance hall, featuring high ceilings and original detailing that set the tone for the home's Victorian character. Fresh neutral décor and a carpeted staircase create a clean and inviting first impression, with access leading through to the ground floor reception rooms and onward accommodation.

Living Room

4.62m x 3.77m (15'2" x 12'5")

A bright and welcoming front reception room featuring a large bay window that fills the space with natural light. High ceilings and decorative ceiling rose details enhance the period character, while the neutral décor provides a blank canvas for personal style. An ideal setting for a main family lounge or formal sitting room.

Family Room / Snug

3.92m x 3.36m (12'11" x 11'0")

A versatile reception space positioned off the main hallway, ideal for use as a cosy snug, playroom, or home office. With its feature fireplace surround, high ceiling, and large sash-style window, this room offers plenty of natural light and character, while providing flexibility to suit a variety of family needs.

Dining Room

4.54m x 3.05m (14'11" x 10'0")

Positioned at the heart of the home, this versatile reception space is currently arranged as a family sitting area but could equally serve as a formal dining room. With neutral décor, wood-effect flooring, and a window to the side aspect, it connects seamlessly with the kitchen, making it a practical and adaptable space for entertaining or everyday family life.

Kitchen

3.46m x 3.03m (11'5" x 9'11")

A bright and modern kitchen fitted with a range of contemporary wall and base units, extensive work surfaces, and tiled splashbacks. The room is well equipped with integrated appliances including an oven and hob with extractor, dishwasher, and space for further white goods. A breakfast bar provides casual seating, while large rear-facing windows flood the space with natural light. Positioned conveniently off the dining room, this is a practical and stylish heart of the home, ideal for family living.

Utility Room

3.06m x 0.92m (10'0" x 3'0")

A practical space set just off the kitchen, providing plumbing for laundry appliances and additional storage. Housing the central heating boiler, this useful area also gives access through to the ground floor shower room and WC, making it a functional addition to the home.

WC

1.48m x 0.79m (4'11" x 2'7")

A convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, complemented by a frosted window for natural light and ventilation.

Shower Room

2.04m x 1.46m (6'8" x 4'10")

Fitted with a modern corner shower enclosure, wash hand basin, and WC, this stylish shower room is finished with tiled splashbacks and a contemporary décor. Conveniently located off the utility area, it provides excellent additional facilities for a busy household.

Landing

5.22m x 1.65m (17'1" x 5'5")

A generous landing filled with natural light, offering a welcoming space that connects the first-floor accommodation. Neutrally finished, it creates a sense of openness and provides access to the four well-proportioned bedrooms and shower room.

Bedroom 1

4.52m x 3.93m (14'10" x 12'11")

A generously sized double bedroom overlooking the rear garden, offering a peaceful outlook and plenty of natural light. Neutrally decorated and featuring a built-in storage cupboard, this bright and versatile space makes for an ideal principal bedroom.

Bedroom 2

3.91m x 2.92m (12'10" x 9'7")

A well-proportioned double bedroom set to the front aspect, enjoying natural light from a sash-style window. The neutral décor and generous floor space make this an inviting room, well suited as a second bedroom, guest room, or flexible family space.

Bedroom 3

3.39m x 3.04m (11'1" x 10'0")

A comfortable double bedroom situated at the rear of the property, enjoying views over the garden. With a bright aspect and neutral finish, this room offers flexibility as a child's bedroom, guest room, or home office.

Bedroom 4

3.25m x 2.83m (10'8" x 9'4")

Positioned at the front of the property, this generously sized double bedroom is bright and inviting, with two sash-style windows allowing plenty of natural light. Its spacious proportions make it ideal as a principal bedroom, guest room, or versatile family space.

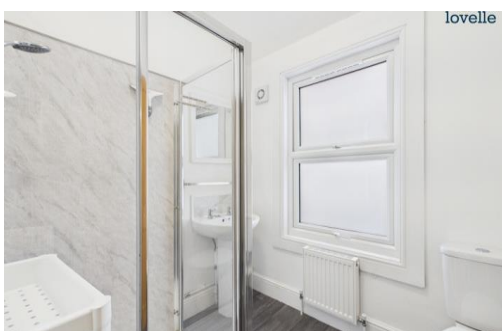
Shower Room

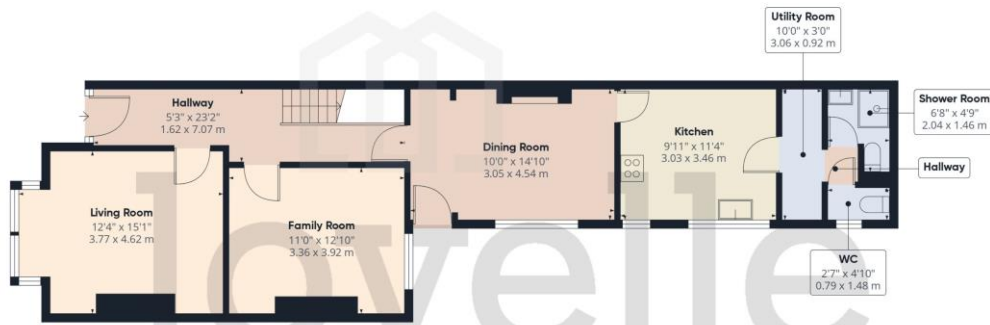
2.09m x 1.83m (6'11" x 6'0")

Finished in a modern style, this shower room features a walk-in corner enclosure with marble-effect wall panels, a pedestal wash hand basin, and a low-level WC. A frosted window to the side aspect allows natural light while maintaining privacy, and the practical layout makes it ideal for family use or visiting guests.

Enclosed Garden

The property benefits from a good-sized rear garden, enclosed by brick walling and fencing to provide a secure and private outdoor space. A paved patio area offers an ideal spot for seating or entertaining, with steps leading up to a lawned garden bordered by mature greenery. A side pathway provides practical access for bins and storage.



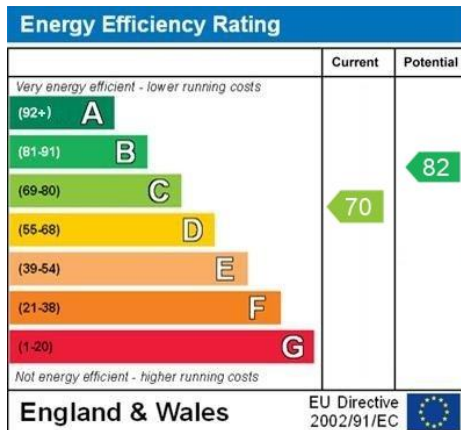
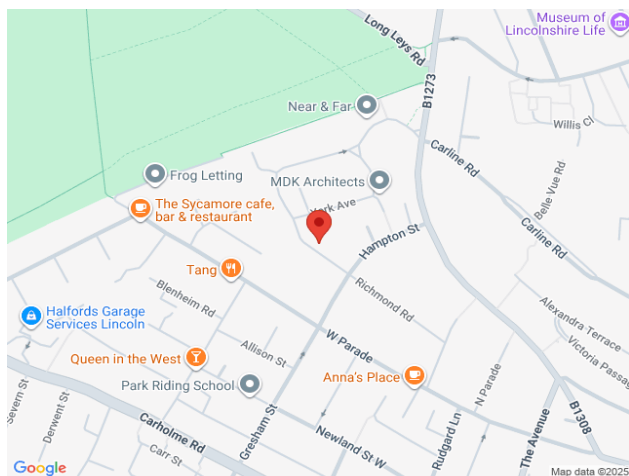


Approximate total area⁽¹⁾
1405 ft²
130.5 m²

(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.

GIRAFFE 360



WWW.EPC4U.COM

When it comes to **property**
it must be



01522 305605

lincoln@lovelle.co.uk