



Eastwood Coach House,
Greetwell Road, Lincoln

BROWN & CO JHWalter



Eastwood Coach House, Greetwell Road, Lincoln

A unique opportunity to acquire this detached period dwelling idyllically tucked away on a quiet and private plot, yet so close to the historic Bailgate area and Cathedral quarter of Lincoln. It also has easy access to the City centre, Lincoln County Hospital and excellently schooling including Lincoln Minster school.

Eastwood Coach House which dates back to the late 19th Century has undergone extensive renovation and is finished to a high standard throughout. The property has been tastefully updated whilst also in keeping with the properties character and original features. It benefits from spacious and versatile accommodation comprising briefly of an entrance hall, large living room, kitchen opening into dining room, study, bedroom with en-suite, and a further bedroom with WC to the ground floor, along with a bedroom and bathroom to the first floor.

Outside the property has a driveway providing ample parking, with a beautifully landscaped garden to the rear with patio and decking area, there is also a pleasant seating area to the side, garden sheds, with fenced and walled perimeters.



ACCOMMODATION

Entrance Hall

Entrance door and double glazed windows to front, stairs rising to first floor, revealed beams to ceiling, radiator.

Kitchen

A bespoke kitchen comprising of a double ceramic sink, preparation work surfaces, breakfast bar, matching base and eye level storage units, range cooker with extractor over, space for fridge freezer, washing machine and dishwasher, tiled splash backs, tiled flooring, beams to ceiling, radiator.

Dining Room

French doors opening to rear garden, Velux window, tiled flooring, boiler housed in cupboard, radiator.

Living Room

Triple aspect double glazed windows, fireplace with gas fire, revealed beams to ceiling, coving, two radiators.

Study

French doors to rear garden, gas fire, radiator.

Bedroom One

Two double glazed windows to front, coving to ceiling, radiator.

En Suite

Vanity wash basin and WC unit, shower cubicle, heated towel rail, tiled flooring and splash backs, loft access, extractor.

Bedroom Two

Double glazed windows to side and rear, coving to ceiling, radiator.

WC

WC, pedestal wash basin, tiled flooring, half tiled walls, radiator, extractor.

First Floor

Landing

Glazed window to front aspect, loft access.

Bedroom Three

Three double glazed windows to the front aspect, revealed beams to ceiling, storage to eaves, radiator.

Bathroom

Velux window, bath with wall mounted shower unit over and glazed shower screen, pedestal wash basin, WC, heated towel rail, tiled flooring, tiled splash backs, extractor.

OUTSIDE

The property is accessed via driveway providing ample off street parking. To the side of the property is a pleasant seating area and shed, to the rear is a beautifully landscaped garden which is mainly laid to lawn along with patio area, decking, shed with power and lighting, fenced and wall perimeter.

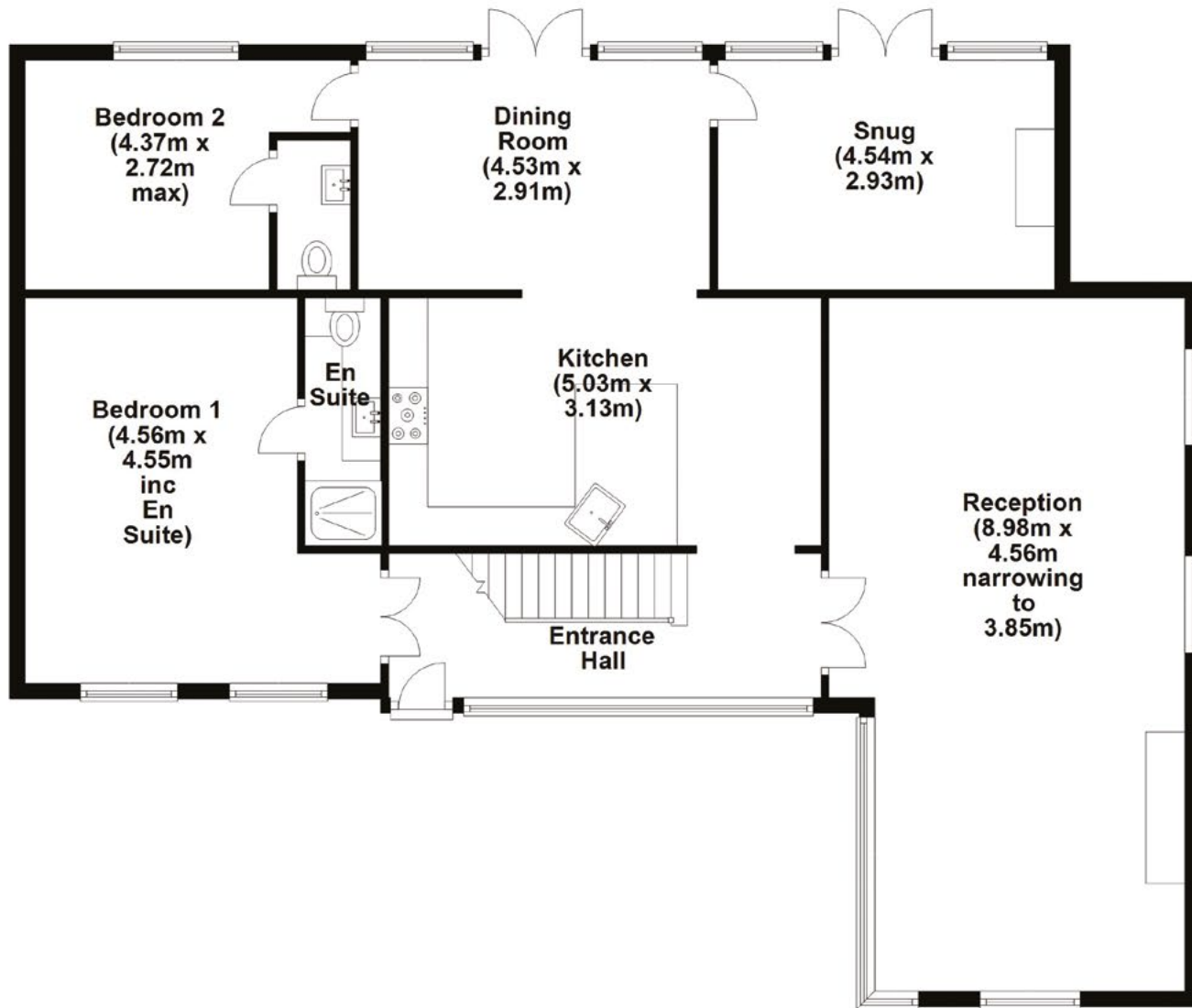
AGENTS NOTE

The property has gas central heating with the boiler housed in the dining room in a cupboard. The property has 2/7th responsibility for the shared driveway which accesses the property.



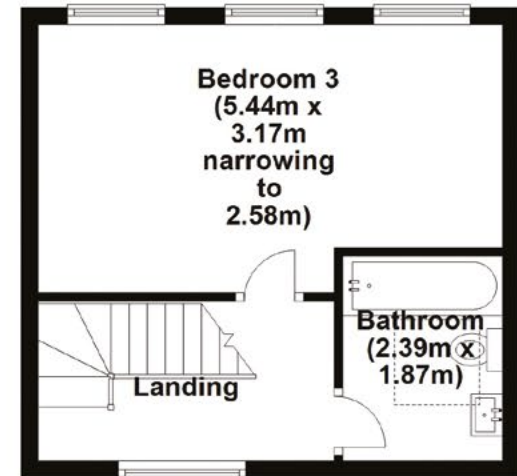
Ground Floor

Approx. 131.4 sq. metres (1414.7 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



Total area: approx. 159.6 sq. metres (1718.1 sq. feet)







Energy performance certificate (EPC)

Eastwood Coach House Greetwell Road LINCOLN LN2 4AQ	Energy rating D	Valid until: 6 September 2032 Certificate number: 5632-9121-8200-0313-0296
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Property type: Detached house

Total floor area: 163 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

POSTCODE: LN2 4AQ

SERVICES

Mains water, gas electricity and drainage are connected. Gas fired central heating is installed. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
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lincolncitycentre@brown-co.com

IMPORTANT NOTICES

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