



24 Gerald's Close  
Lincoln

**BROWN & CO** JH Walter



## 24 Gerald's Close, Lincoln

Nestled on a quiet close within the coveted Uphill area of Lincoln this substantial detached dwelling truly is a one-of-a-kind. Extending to approx. 5,824 sqft the property has been fully refurbished, re-designed and extended by the current sellers to the highest of standards.

Features include a large open-plan living kitchen handmade by Chris Sharp Cabinets, cinema room, bar, gym, integral triple bay garage with CCTV, annexe, six bedrooms and five bathrooms in total.

Outside the property occupies a generous plot which is accessed via electric gates, there is a large driveway, generous lawned gardens, large patio and summerhouse.



### ACCOMMODATION

#### Entrance hall

Front entrance door, cloaks cupboards, storage cupboard, glazed windows and door to integral garage, stairs rising to first floor of main house and second staircase leading to first floor of the annexe.

#### Open Plan Living Kitchen

Handmade kitchen by Chris Sharp with a range of integrated appliances including, Fisher & Paykel double dishwasher, undercounter wine cooler, Wi-Fi controlled NEFF steam ovens, hob, built in extractor, Blanco double sink and 3 in 1 tap (hot/cold, filter and boiling hot water) curved breakfast bar. Bi-folding doors to both the side and rear, wood burning stove.

#### Living Room

Bi-folding doors opening to rear garden, two Velux windows. WC Vanity wash basin, WC.

#### Study Area

Double glazed window and door to rear.

#### Gym

Bi-folding doors opening to rear garden, gym flooring, double glazed window to rear, radiator.

#### Utility

Double glazed window and entrance door to front, drainer sink, worktops, integrated dog-wash, spaces for washing machine and tumble dryer, radiator. With external door and its own private paved area for drying clothes.

#### Cinema Room

Home cinema with extraction system.

#### Home Bar

With full dispensing equipment.  
First Floor (Annexe)

#### Landing

Double glazed windows to rear, radiator.

#### Bedroom Five

Two double glazed windows to rear, radiator.

#### Bedroom Six

Double glazed windows to front, side and rear, radiator.

#### Shower Room

Two double glazed windows, walk in shower, vanity wash basin, WC, heated towel rail.

#### First Floor (Main House)

#### Landing

Double glazed window to front, understairs storage cupboard, two radiators, stairs rising to second floor.

#### Bedroom One

Two double glazed windows to rear, radiator.

#### Dressing Room

Bespoke wardrobes by Chris Sharp cabinets, double glazed window to rear, radiator.

#### En-Suite

Double glazed window to front, walk in shower, bath, twin vanity wash basins, WC, heated towel rail.

#### Bedroom Two

Feature Cathedral style window to front, radiator.

#### En-Suite

Walk in shower, vanity wash basin, WC, heated towel rail.

#### Bedroom Three

Double glazed window to rear, radiator.





### En-Suite

Double glazed window to front, walk in shower, vanity wash basin, WC, heated towel rail.

### Second Floor

#### Landing

Two Velux windows, radiator.

#### Bedroom Four / Play Room

Six Velux windows, radiator.

#### Shower Room

Two Velux windows, shower cubicle, vanity wash basin, WC, heated towel rail.

### Outside

The property is accessed by an electric gate with Hikvision IP Intercom which leads to a driveway providing parking for several vehicles and runs to the side of the property to a three bay car garage with internal CCTV coverage, Hormann electric garage doors, storage cupboards with plumbing for a washing machine.

To the rear is a large patio with porcelain slabs, large lawn, resin area and a clad building with separate water, electric and waste to allow for conversion to a summerhouse.

### Tenure & possession

Freehold and for sale by private treaty.

### Council tax

Band G

### Mobile

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone.

### Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

### Services

We understand from the seller that mains water, gas, electric and mains sewers are connected to the property.

### Buyer identity check

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Viewing Procedure

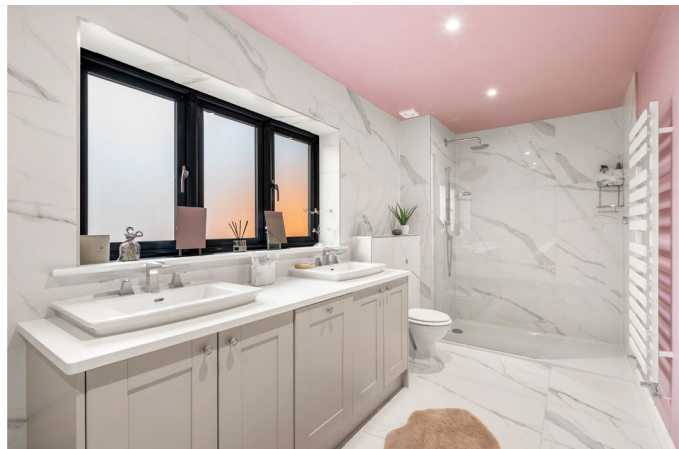
If you would like to view the property, please contact a member of the agency team on 01522 504304.

### Agent

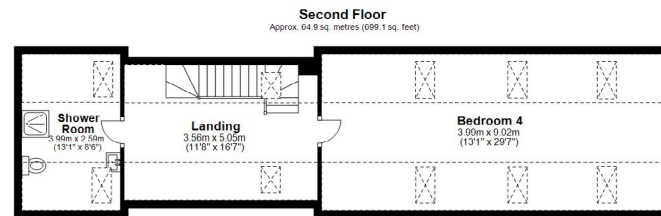
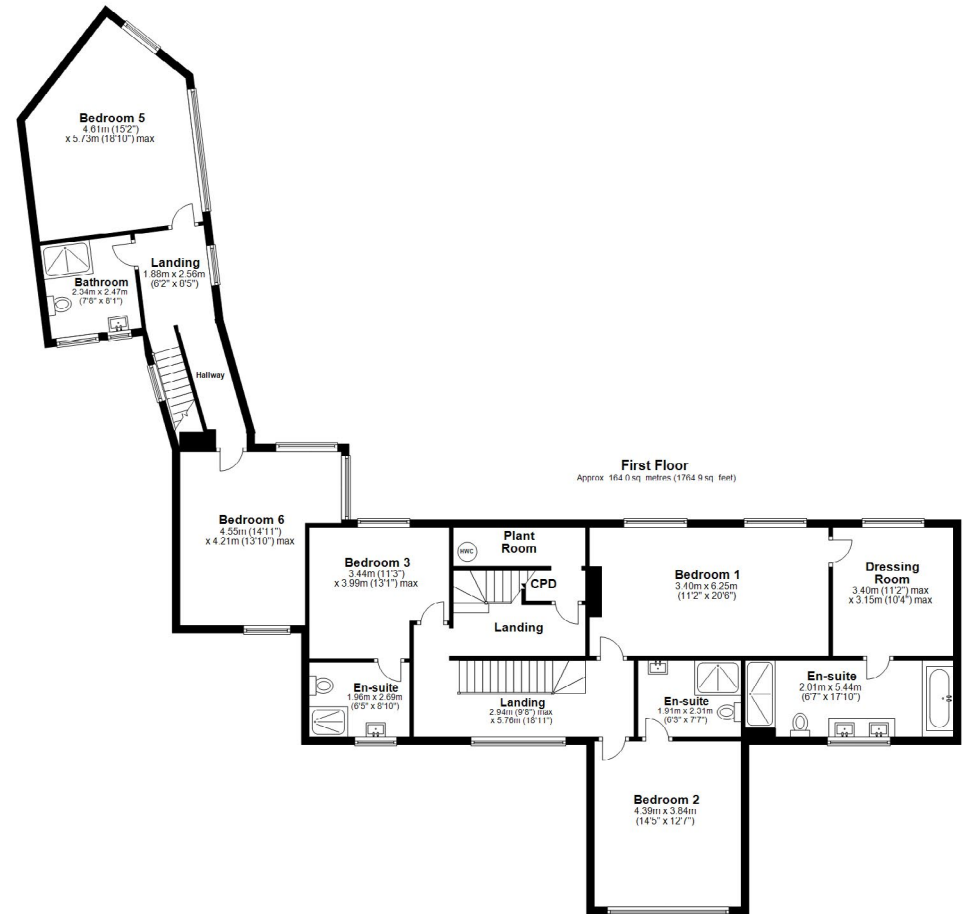
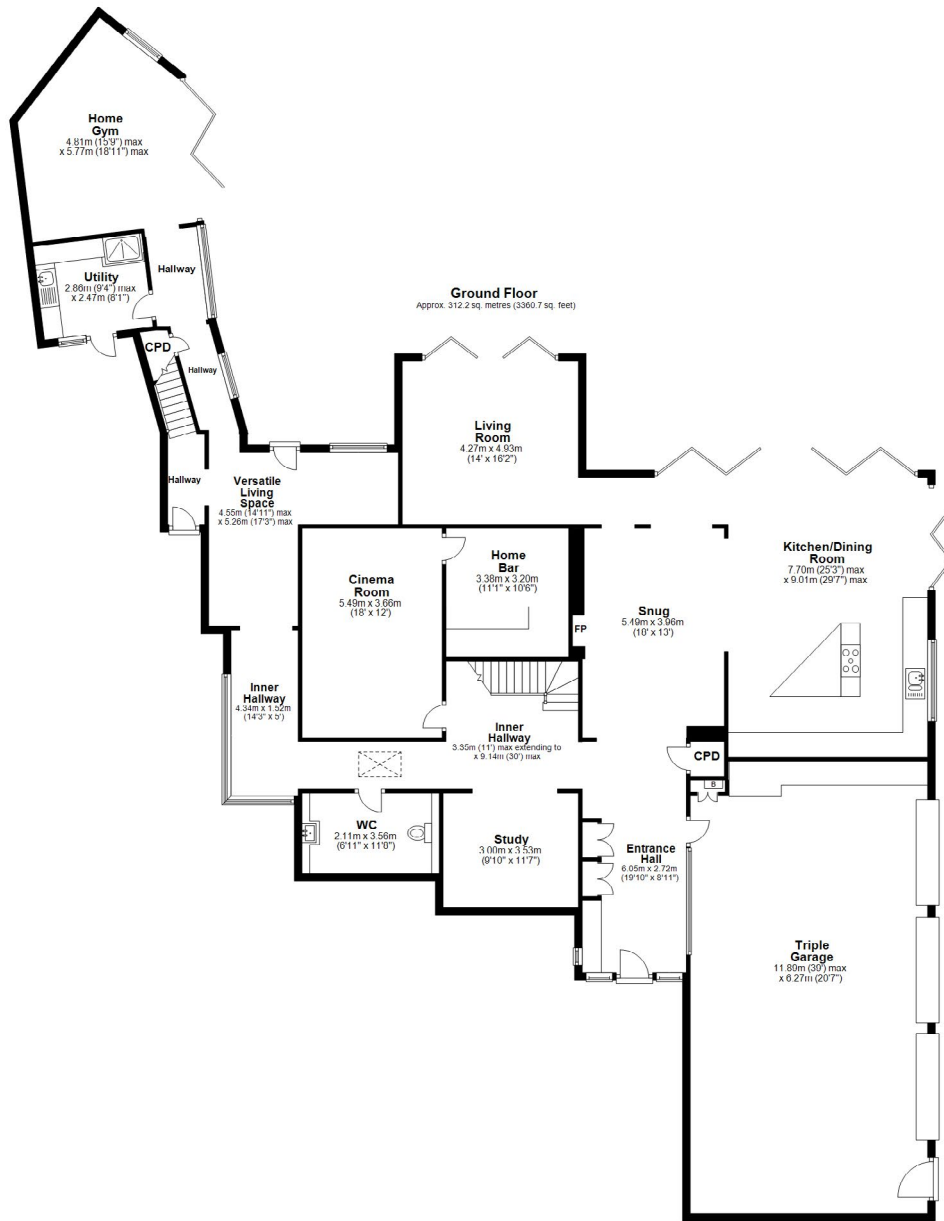
James Drabble

01522 504318

lincolncitycentre@brown-co.com





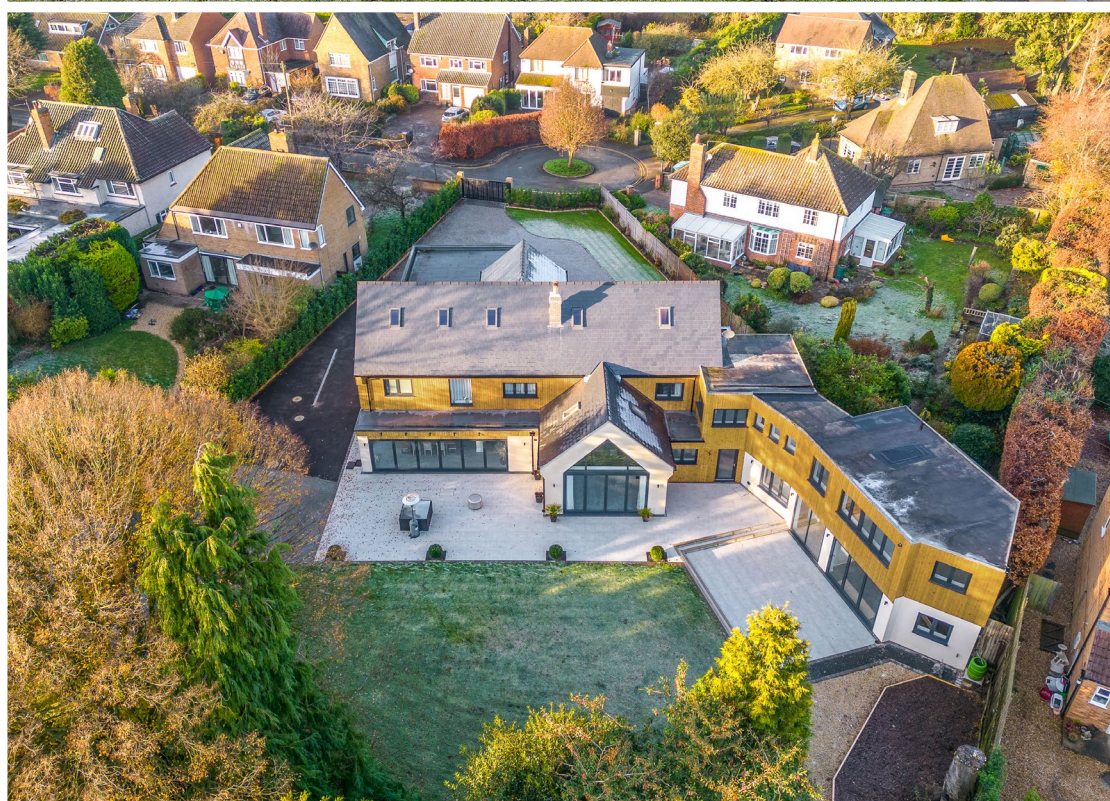


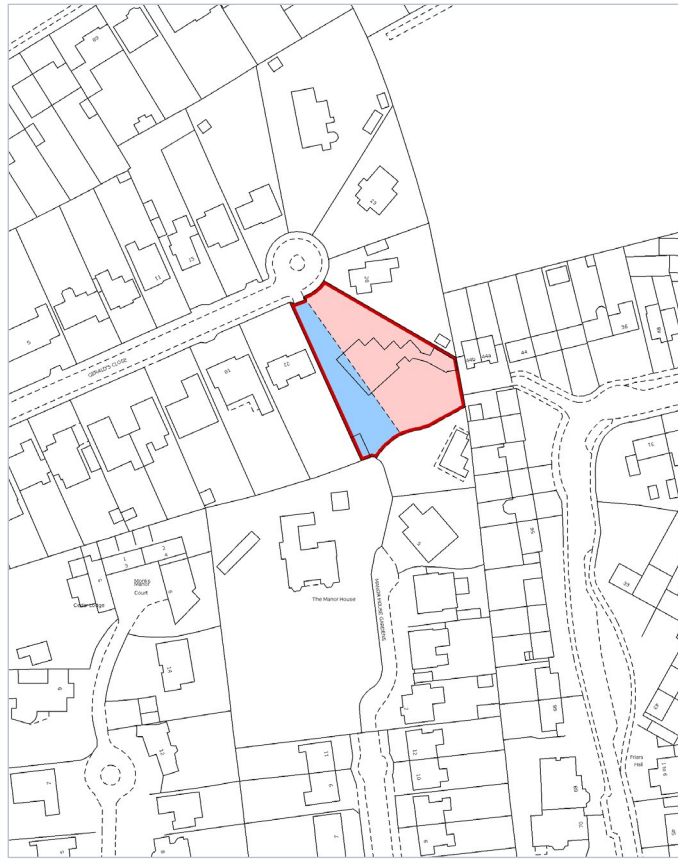
Total area: approx. 541.1 sq. metres (5824.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WE WILL EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE, HOWEVER, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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24 Gerald's Close, Lincoln







Postcode - LN2 4AL

<https://what3words.com/table.swung.offer>

## Energy performance certificate (EPC)

24 Gerald's Close  
LINCOLN  
LN2 4AL

Energy rating  
**C**

Valid until: 25 May 2033  
Certificate number: 2359-3027-8205-9327-1200

Property type: Detached house  
Total floor area: 492 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 rating and score

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

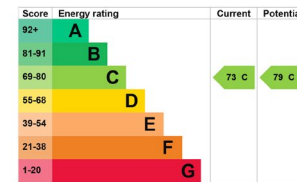
[See how to improve this property's energy efficiency.](#)

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



### IMPORTANT NOTICES

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