



Stanway House  
11 Greetwell Road, Lincoln

**BROWN & CO** JH Walter







## Stanway House, 11 Greetwell Road, Lincoln

Built in 1903 Stanway House is a fine example of Edwardian architecture. This substantial dwelling extends to around 4,337 square feet and nestles in approximately 0.60 of an acre in the highly sought after Cathedral quarter of Lincoln.

The expansive accommodation is arranged over three floors with three reception rooms, sunroom, kitchen, utility, pantry, cloakroom, wc and boiler room to the ground floor. The first floor comprises four double bedrooms with one en-suite, family bathroom and wc, whilst the second floor offers another four generous double bedrooms and en-suite bathroom.

Outside the front elevation is accessed via double wrought iron gates leading to a gravel driveway, single garage with adjoining carport and a further Garage/outbuilding.

The rear elevation offers stunning manicured grounds which are mainly laid to lawn with mature trees and carefully planted borders. There is a wrap around gravel pathway which also leads to an additional secret garden area.



### ACCOMMODATION

#### Entrance Porch

With single glazed window to side elevation and glazed door to;

#### Reception Hall

A lovely welcoming room with lots of natural light via the glazed windows and door which opens directly onto the patio. An ideal spot to enjoy the sunshine or cosy up by the fireplace. The room also features two radiators and an impressive Winder staircase.

#### Lounge

Another light filled room with an open fireplace featuring a cast-iron fire and marble hearth along with three radiators.

#### Sunroom

Glazed and brick construction with French doors to the rear garden and an electric heater.

#### Dining Room

A more formal dining space with impressive bay window to the Southern elevation and three radiators.

#### Cloakroom

With single glazed leaded window to side elevation built-in storage and door to;

#### WC

Single glazed sash window to side elevation, two piece suite comprising low flush WC, wash basin, electric heater and storage cupboard.

#### Utility

Single glazed sash window to side elevation, fitted base unit with Belfast sink, space and plumbing for washing machine, built-in storage and shelving.

#### Hallway

With door to basement storage room.

#### Kitchen

Single glazed casement windows to side elevations, fitted wall and base units with stainless steel one and a half bowl sink and drainer, gas hob with extractor over, range cooker, built-in dishwasher, part tiled walls, sliding door to:

#### Second Entrance Hall

With built-in storage and doors to pantry and boiler room.

#### Pantry

Single glazed sash window to front elevation and built-in shelving.

#### Boiler Room

Single glazed skylight, Worcester boiler, water softener and space for tumble dryer.

#### Half Landing

Single glazed sash window to front elevation with secondary glazing and radiator.

#### Landing

Stained glass window to side elevation and radiator.

#### Principal Bedroom

Single glazed bay window to rear elevation two radiators and air conditioning unit.

#### En-suite Bathroom

Single glazed casement window to side elevation four piece suite comprising panelled bath with shower mixer tap, bidet, mid flush WC, wash basin in vanity unit, heated towel rail, radiator, part tiled walls and a built-in storage cupboard.







**Bedroom Two/Office**

Single glazed casement window to rear elevation, pedestal wash basin, radiator and built-in wardrobe.

**Bedroom Three**

Single glazed casement windows to rear elevation, pedestal wash basin, electric heater, radiator built in wardrobe.

**Bedroom Four**

Single glazed casement window to front and side elevation with secondary glazing, fireplace which is currently covered up, single radiator and built-in wardrobe.

**WC**

Single glazed casement window to side elevation, two piece suite comprising low flush WC, wash hand basin, airing cupboard with built-in shelving.

**Bathroom**

Single glazed casement window to front elevation, three piece suite comprising bath with shower mixer tap, pedestal wash basin, shower cubicle, heated towel rail, part tiled walls, radiator.

**Second floor****Bedroom Five**

Single glazed casement window to front elevation, cast-iron fireplace, electric storage heater and built-in wardrobe.

**Landing**

With skylight and large eaves storage cupboard, electric storage heater.

**Bedroom Six**

Single glazed casement window to rear and side elevation, electric storage heater, built-in wardrobe and door to bedroom seven.

**En-suite Bathroom**

Single glazed casement window to side elevation, three piece suite comprising roll top bath, low flush WC, wash basin in vanity unit, electric storage heater.

**Bedroom Seven**

Single glazed casement window to rear elevation, electric storage heater and eaves storage cupboard.

**Landing**

With skylight and electric storage heater.

**Bedroom Eight**

Single glazed window to rear and side elevation, cast-iron fireplace, electric storage heater and built in storage.

**Outside WC**

Accessed next to the second entrance door and features a single glazed window and high flush WC.

**Outside**

Outside the front elevation is accessed via double wrought iron gates leading to a gravel driveway, single garage with adjoining carport and a further Garage/outbuilding.

**Garage/Outbuilding**

Divided into three sections

**Garage**

With electric roller shutter door opening out onto Greetwell Road, gas meter and double wooden doors to the rear elevation.

**Store Room One**

With single glazed casement window to rear elevation.

**Store Room Two**

Single glazed window to side elevation.

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**Services**

We understand the property offers mains water, electric, gas and main sewer connections along with air-conditioning to the principal bedroom.

**Mobile**

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

**Broadband**

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

**Amenities**

The property is situated in the desirable Cathedral Quarter which boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) can be found within walking distance, along with the Lincoln University, Bishop Grosseteste University and County Hospital. The City of Lincoln is also a few minutes' walk down the hill and is a thriving City Centre that is developing more each year.

**Tenure & Possession**

Freehold and for sale by private treaty.

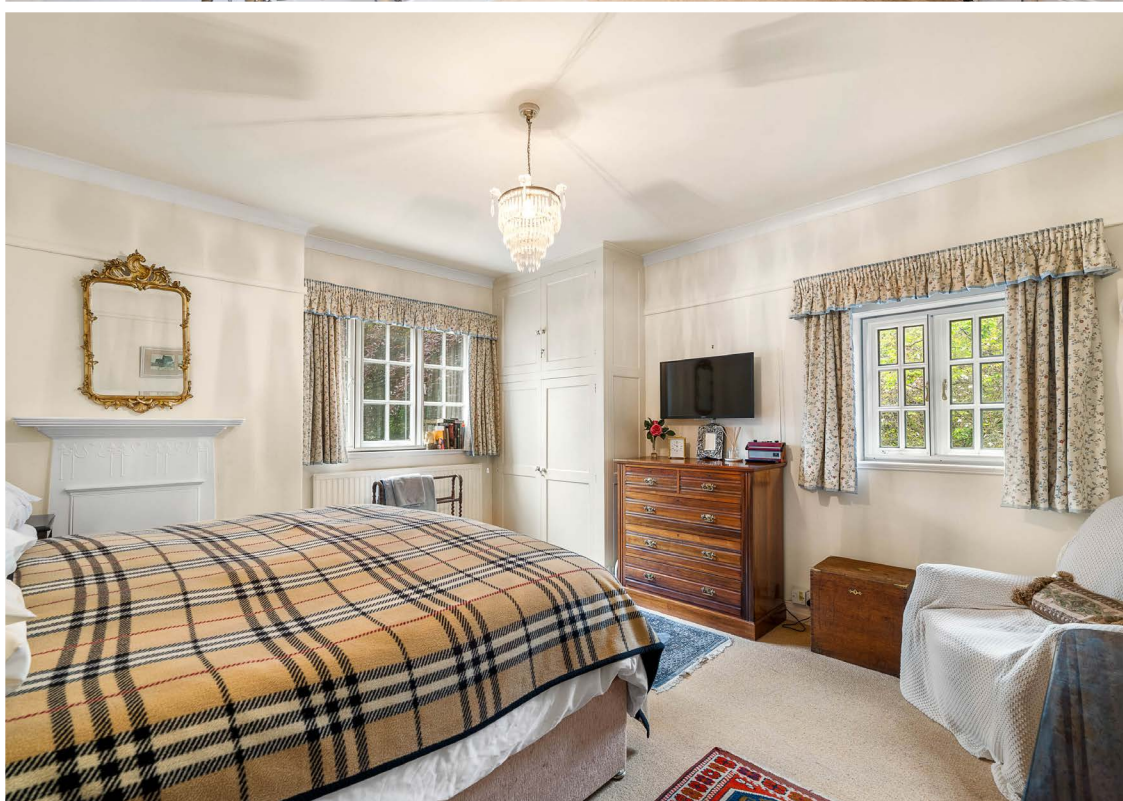
**Services**

The property has mains water, electric, oil fired central heating along with under floor heating throughout the ground floor and main sewer connections.

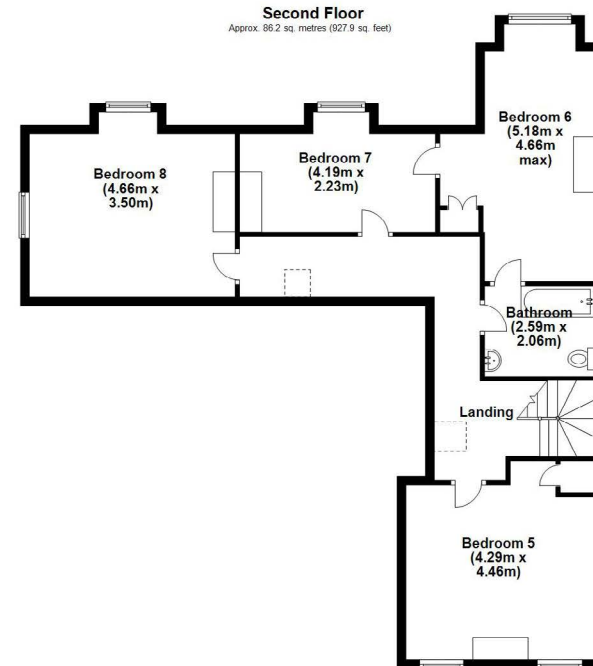
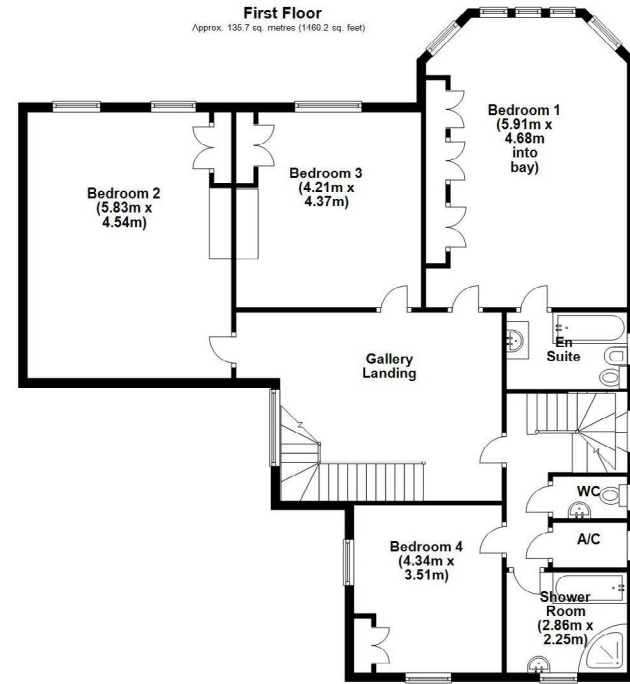
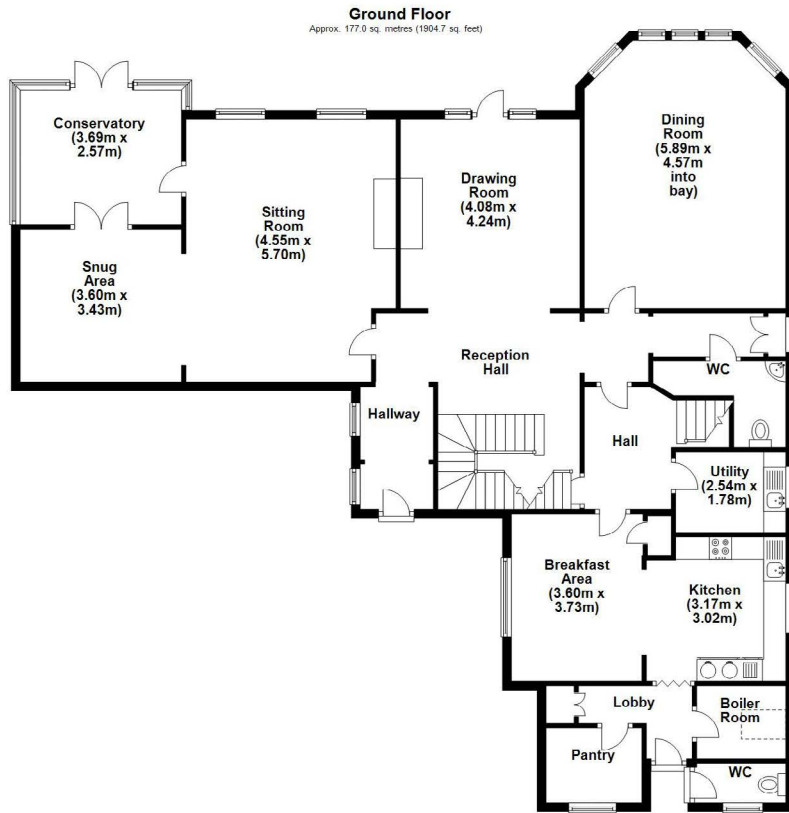
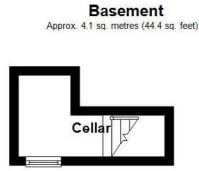
**Buyer Identity Check**

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.









Total area: approx. 402.9 sq. metres (4337.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

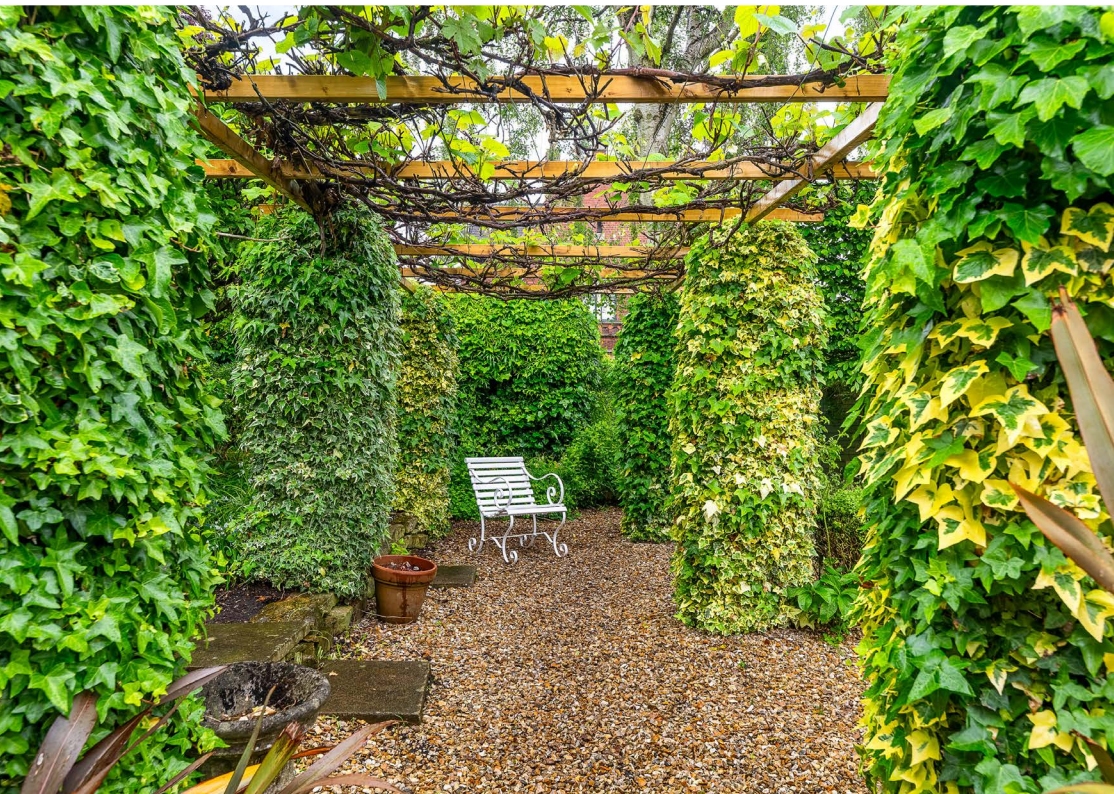
















Energy performance certificate (EPC)		
11 Greetwell Road LINCOLN LN2 4AQ	Energy rating <b>E</b>	Valid until: 15 May 2034
		Certificate number: 9800-4055-0322-3398-3543
Property type	Detached house	
Total floor area	365 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).		
Energy rating and score		
This property's energy rating is E. It has the potential to be D.		
<a href="#">See how to improve this property's energy efficiency.</a>		
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	40 E 68 D
21-38	F	
1-20	G	
For properties in England and Wales: the average energy rating is D the average energy score is 60		

### DIRECTIONS: LN2 4AQ

Entering Lincoln on Greetwell Road proceed towards The County Hospital and the property can be found on your left just after the turning for St Anne's Road.

<https://what3words.com/rear.cones.demand>

### 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 Mulhall  
01522 504304  
lincolncitycentre@brown-co.com

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