



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

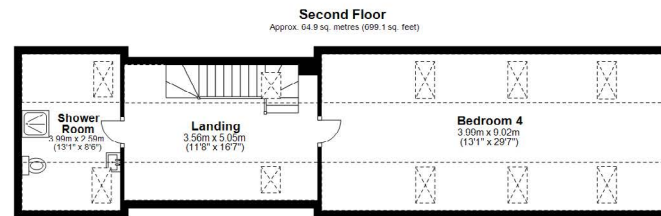
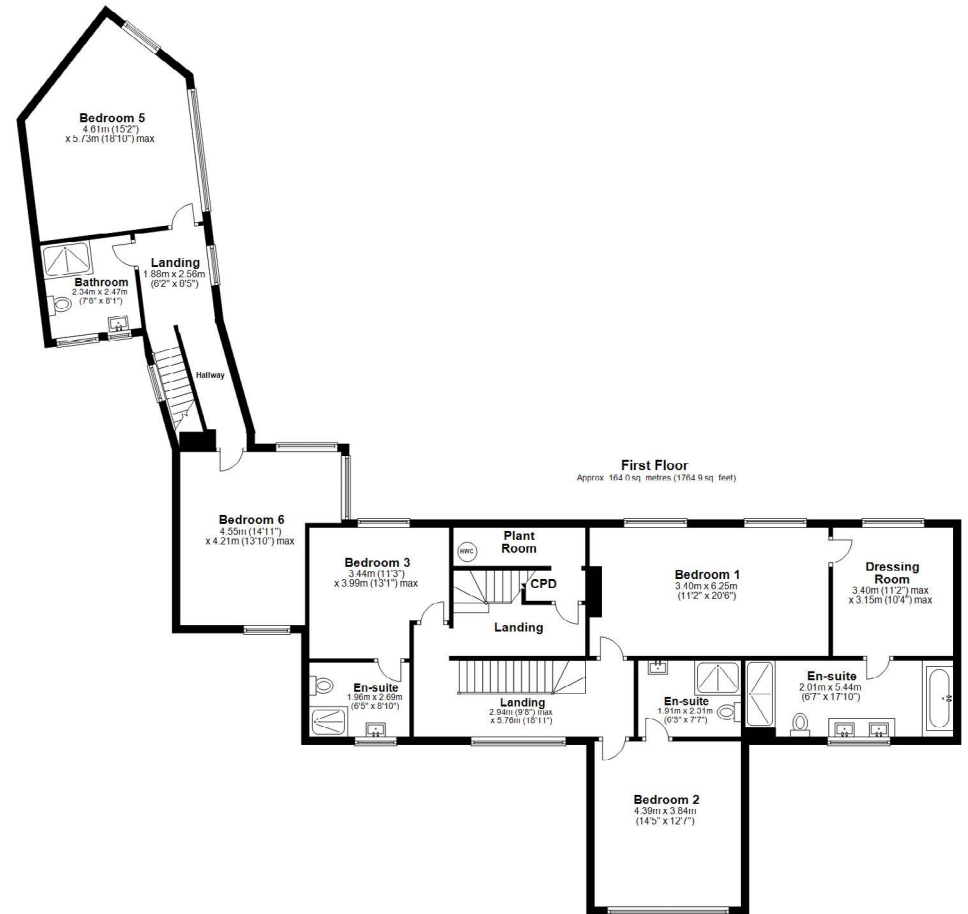
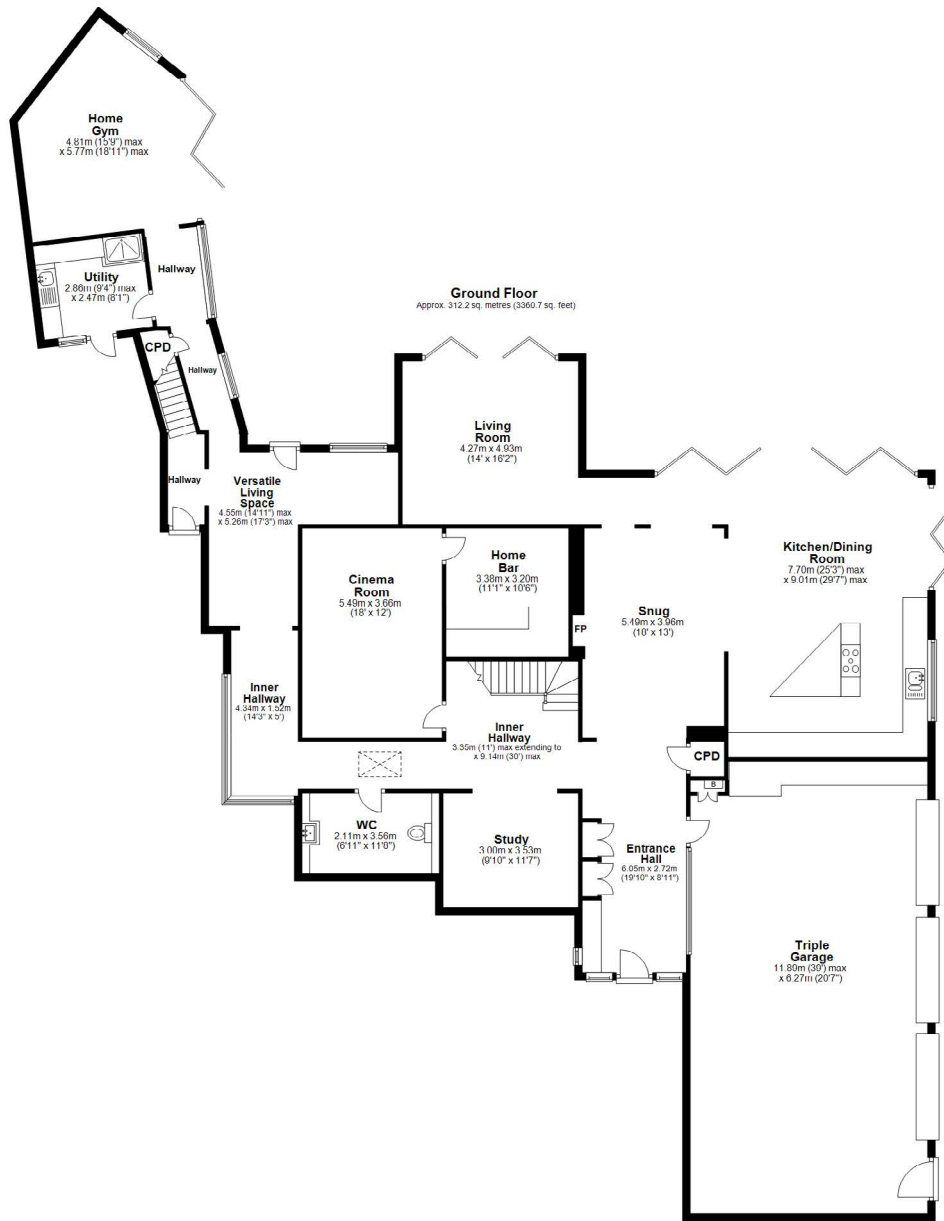
James Drabble

01522 504318

lincolncitycentre@brown-co.com





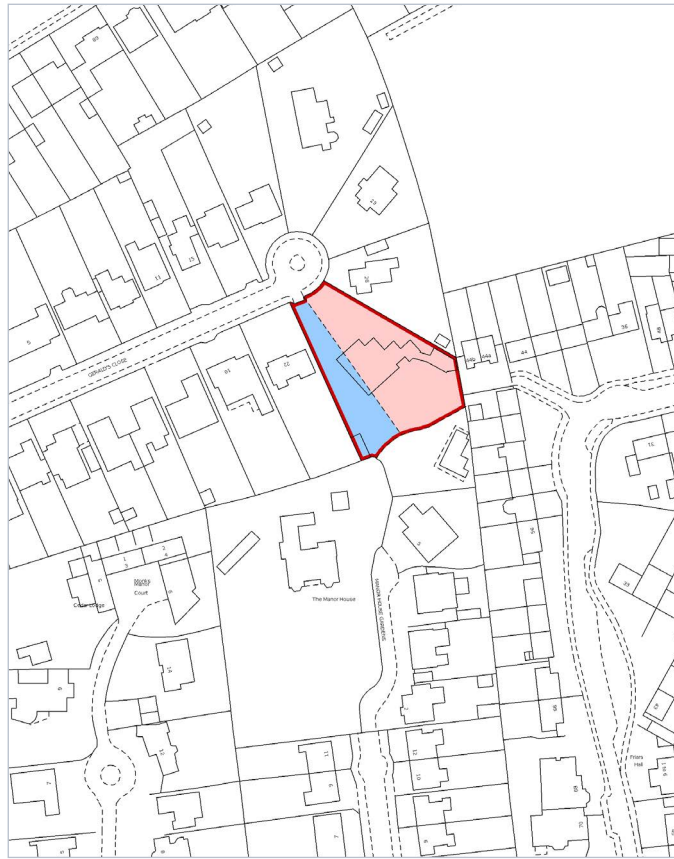


Total area: approx. 541.1 sq. metres (5824.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WE WILL EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE, IT HAS BEEN MADE, ACTUAL SIZES MAY VARY, THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Chris Gethrop Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanItUp.

24 Gerald's Close, Lincoln





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

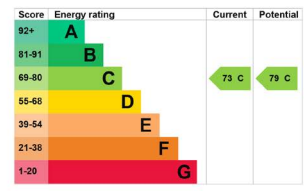
This property's current energy rating is C. It has the potential to be C.

[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



Postcode - LN2 4AL

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

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.



Property and Business Consultants
brown-co.com