



26 Carline Road
Lincoln

BROWN & CO JH Walter



26 Carline Road, Lincoln

An attractive two bedroom Edwardian semi-detached property situated within walking distance of the desirable Cathedral Quarter and thriving City Centre. The well proportioned accommodation extends to around 1,432 sq ft and still retains a wealth of period features including attractive fireplaces, decorative plasterwork, stained glass windows and deep skirting boards.

The ground floor offers a spacious lounge, dining room and kitchen with two large double bedrooms and a family bathroom to the first floor. Outside offers off street parking, paved rear yard with storage shed and further garden area to the side elevation.



ACCOMMODATION

Entrance Hall

With stairs to first floor with storage cupboard under, single radiator, original stained glass front door and door to;

Dining Room

Single glazed bay window to front elevation, cast-iron fireplace with decorative surround, double radiator, door to;

Kitchen

Single glazed window to rear elevation, fitted wall and base units with stainless steel one and a half bowl sink, built-in oven, four ring gas hob with extractor over, part tiled walls, space and plumbing for washing machine, pantry cupboard with space for tumble dryer, door to rear garden.

Lounge

Single glazed bay window to side elevation with further single glazed feature window to front elevation with secondary glazing, wood burning stove in ornate wooden fire surround.

First floor

Bedroom One

Single glazed bay window to front and side elevation with secondary glazing, double radiator, two built-in wardrobes.

Bedroom Two

Single glazed bay window to front elevation, single radiator, two built-in wardrobes.

Bathroom

Single sash window to side elevation, three piece suite comprising panelled bath with shower over, shower cubicle, wash basin in vanity unit, column radiator with heated towel rail, airing cupboard housing ideal boiler.

WC

Single glazed sash window to side elevation, low flush WC.

Landing

With loft access, single radiator, stain glass doors leading to balcony with space for a small table and chairs.

Outside

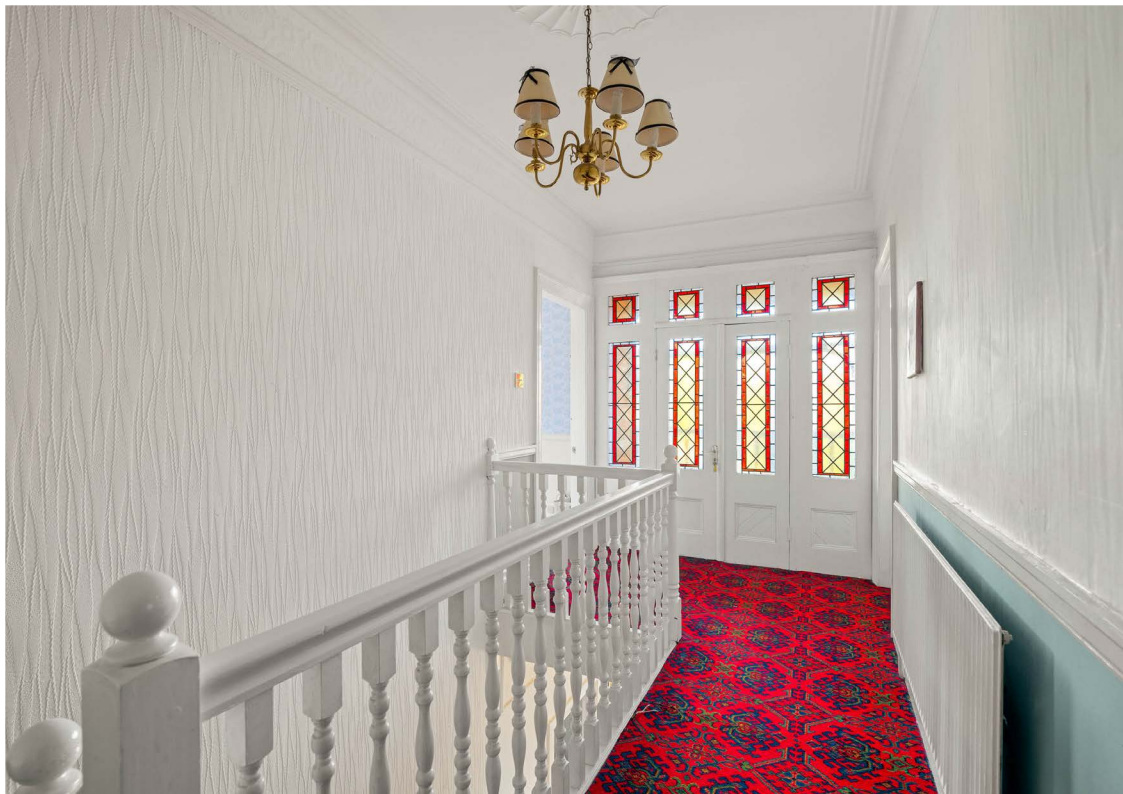
The front elevation offers a block paved driveway with a pedestrian gate to the rear yard which offers a block paved patio with wall boundaries and a storage shed. To the side elevation there is a further garden area with mature trees and planting.

Services

We understand the property offers mains water, gas, electric and main sewer connections. We also understand from the client that the property has had a new roof fitted in 2024 with an eight year guarantee.

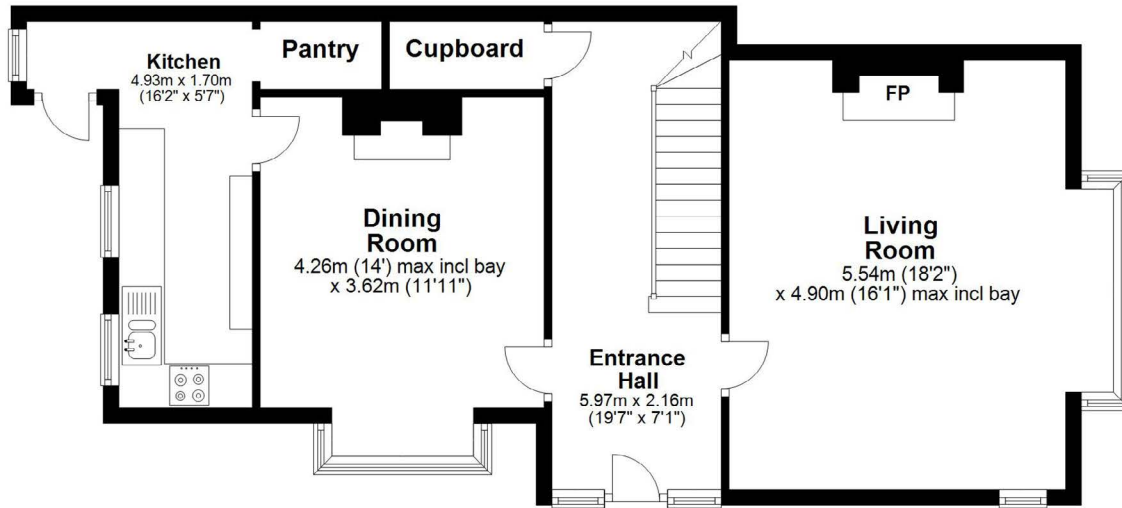
Buyer Identity Check

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.



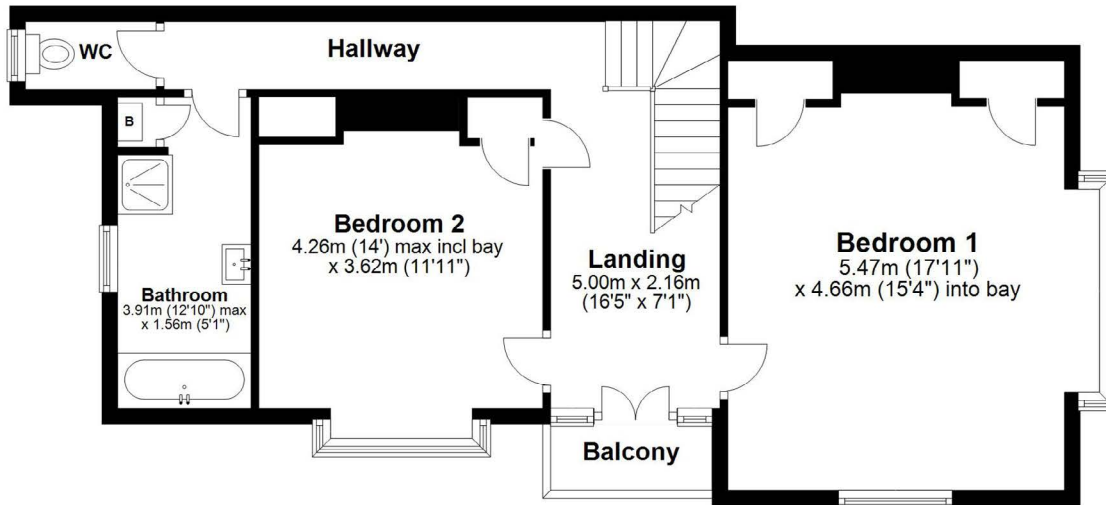
Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



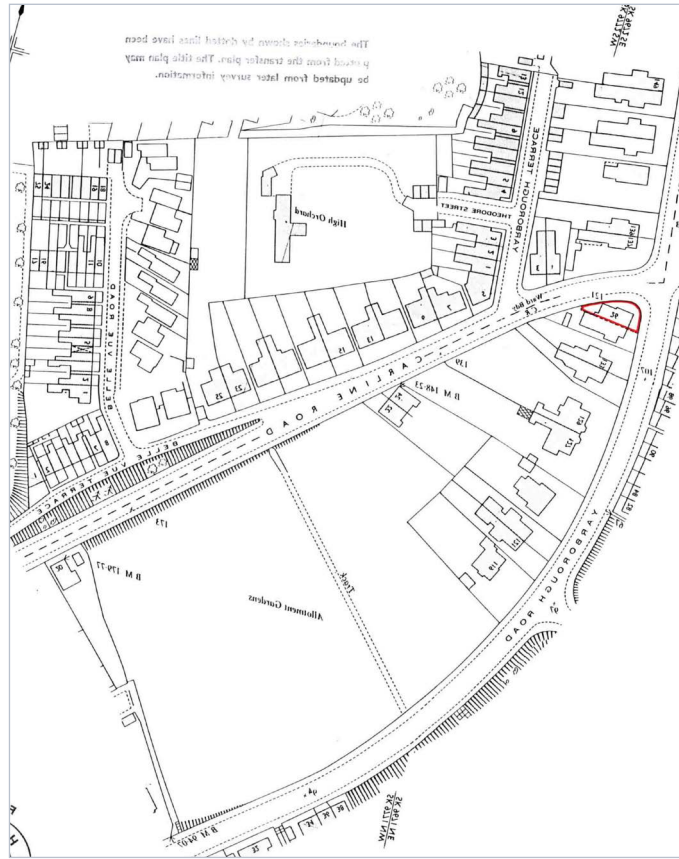
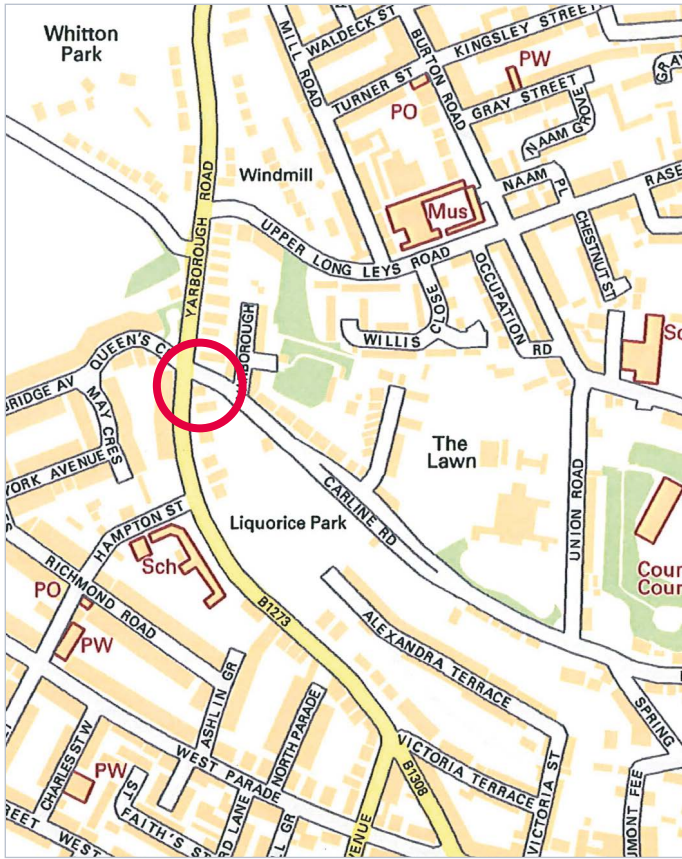
Total area: approx. 133.1 sq. metres (1432.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

26 Carline Road, Lincoln







Energy performance certificate (EPC)

26, Carline Road LINCOLN LN1 1HL	E	Valid until: 12 October 2027
		Certificate number: 9855-2847-7002-9593-2001

Property type: Semi-detached house
Total floor area: 131 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 energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
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 - LN1 1HL

Entering Lincoln on the B1273 Yarborough Road proceed until you reach a left hand turn on Carline Road and the property can be found immediately on your right.

<https://what3words.com/assist.traded.jump>

Broadband & Mobile

We understand from the Ofcom website that standard and Ultra fast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Agent

James Mulhall
01522 504304
lincolncitycentre@brown-co.com

IMPORTANT NOTICES

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