



209 Yarborough Road  
Lincoln

**BROWN & CO** JH Walter







## 209 Yarborough Road, Lincoln, Lincolnshire. LN1 3NQ

An imposing semi-detached period townhouse of some 2,673 square feet which is located in a Prime area of Uphill Lincoln and enjoys an elevated position with far reaching views across the City.

Encompassing a wealth of period features the spacious living accommodation comprises of a porch, entrance hall, WC, sitting room, dining room, kitchen, breakfast room, utility and study to the ground floor, along with a master bedroom with dressing room and en-suite, four further bedrooms and a bathroom to the first floor.

Outside the property benefits from a driveway which is accessed from Mill Road and proves off street parking to the rear, whilst to the front is a large lawned garden with raised decking area and pedestrian access to Yarborough Road.



### ACCOMMODATION

#### Ground Floor

##### Porch

Entrance door, double glazed windows, doors opening into:

##### Entrance Hall

Front entrance door, tiled flooring, staircase rising to first floor, under stairs storage cupboard, ornate corning, doors leading down to cellar.

##### WC

Double glazed window, WC, wash basin.

##### Sitting Room

Double glazed bay window to front, fireplace, ornate corning, two radiators.

##### Dining Room

Double glazed windows to front, ornate corning, fireplace, two radiators.

##### Kitchen

Double glazed window to rear, double drainer sink with mixer tap over inset to preparation worktops, storage units, integrated oven and gas hob with extractor over, central island, spaces for dishwasher and fridge freezer, AGA, further storage cupboards, tiled flooring.

##### Breakfast Room

Double glazed window to side, radiator, door leading to rear of property.

##### Study

Double glazed windows to side and rear, radiator.

##### Utility

Double glazed window to side, storage units, space for appliances.

#### First Floor

##### Landing

Stained glass window to side, loft access, radiator.

##### Bedroom One

Double glazed window to front, fireplace, radiator, door leading to en-suite and dressing room.

##### En Suite

Large walk in shower enclosure, pedestal wash basin, WC, heated towel rail, opening into a dressing room.

##### Bedroom Two

Double glazed window to front, fireplace, built in wardrobe, radiator.

##### Bedroom Three

Double glazed window to rear, built in wardrobes, radiator.

##### Bedroom Four

Double glazed window to rear, radiator.

##### Bedroom Five

Double glazed window to side, radiator.

##### Bathroom

Double glazed window to side, WC, vanity wash basin, free standing bath tub, shower cubicle, radiator.







Outside  
Vehicular access to the rear of the property from Mill Road leads to a driveway providing parking for several vehicles and steps down to a paved seating area and covered hot tub area. To the front of the property is a raised decking area which enjoys stunning views across Lincoln and a generous lawned garden which slopes down to a wild garden area and pedestrian access to Yarborough Road.

TENURE & POSSESSION  
Freehold and for sale by private treaty.

COUNCIL TAX  
Band D

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

BROADBAND  
We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

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  
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  
01522 504304  
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

209 Yarborough Road  
LINCOLN  
LN1 3VQ

Energy rating

E

Valid until:

12 May 2035

Certificate number:

7035-1225-3500-0837-0296

Property type

Semi-detached house

Total floor area

227 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](#).

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		

A photograph of a hallway with a white staircase on the left, a wooden door at the end, and a patterned carpet.

A photograph of a living room with a dark leather sofa, a wooden coffee table, and a tall bookshelf filled with books and decorative items.

A photograph of a hallway with a white staircase on the right, a colorful stained glass window, and a wooden door at the end.

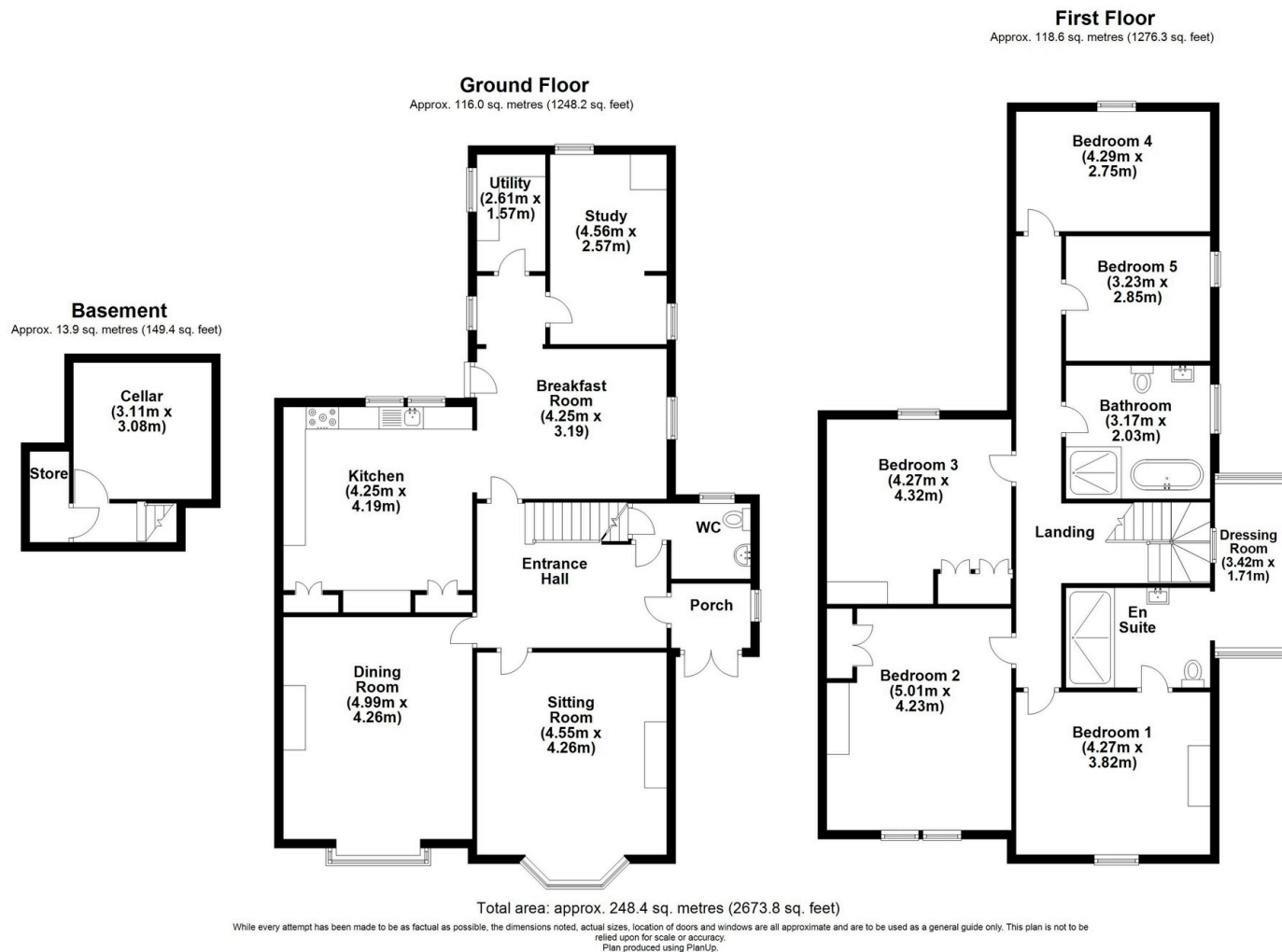












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