



4 Lindum Terrace

Lincoln

BROWN & CO



4 Lindum Terrace, Lincoln

An impressive four storey, five-bedroom grade II listed Victorian residence with accommodation in excess of 4,000 sq ft. It is located in a prime area of Uphill Lincoln in the centre of a tree-lined street with views over the City and South Common.

The property offers spacious accommodation full of character comprising of an entrance lobby, hallway, living room, dining room and sitting room to the upper ground floor, kitchen with walk in pantry, utility, study, cloakroom and gym to the lower ground floor, main bedroom with en-suite bathroom, further bedroom and bathroom to the first floor, along with three further bedrooms and a bathroom to the second floor.

Outside to the front the property is accessed via electric gates which lead to a large driveway which offers plenty of parking and leads to a garage. To the rear is a large landscaped and tiered garden.



ACCOMMODATION

Upper Ground Floor

Entrance Porch

Main entrance door, original Victorian tiled flooring, door opening into:

Entrance Hall

Stairs rising to first floor, door to staircase leading down to lower ground floor, wooden floorboards, radiator.

Living Room

Two Sash windows to rear elevation, working fireplace, two radiators, ornate cornicing.

Dining Room

Casement bay window to front elevation, working fireplace, two radiators, wooden floorboards, ornate cornicing and ceiling rose.

Sitting Room

Full height sash window with original shutters to rear elevation, gas fire, storage built into alcoves, radiator.

Lower Ground Floor

Inner Hallway

Tiled flooring, radiator

Study

Tiled flooring, radiator, storage cupboard, door leading to WC Sash window to side elevation, pedestal wash basin, WC, storage unit, tiled flooring.

Gym

A useful space with door leading to garage.

Kitchen

Entrance door and sash window with original shutters to rear elevation, one and a half stainless steel drainer sink, worktops, base and eye level storage units,4-oven gas AGA, induction hob with extractor hood over, double oven, dishwasher, fridge and an impressive large walk-in pantry.

Utility

Entrance door leading to rear garden, drainer sink, worktop, base and eye level storage units, spaces for fridge freezer, tumble dryer and washing machine, tiled flooring,

First Floor

Landing

Stairs to second floor, airing cupboard, storage cupboard, radiator.

Master Bedroom

Sash window to rear elevation, fitted wardrobes, two radiators.

En-Suite Bathroom

Sash window with shutters to rear elevation, his and hers countertop wash basins with storage below, free standing roll top bathtub, large walk-in shower enclosure, WC, heated towel rail, two radiators.

Bedroom Two

Sash window with shutters to front elevation, fitted wardrobes, radiator.

Family Bathroom

Sash window with shutters to front elevation, free standing bathtub, vanity wash basin, WC, shower cubicle, heated towel rail, radiator.



Second Floor

Landing

Skylight, two storage cupboards, radiator.

Bedroom Three

Sash window to rear elevation, two built in wardrobes, radiator.

Bedroom Four

Sash window to front elevation, fitted wardrobes, two radiators.

Bedroom Five

Sash window to rear elevation, fitted wardrobe, radiator.

Bathroom

Sash window with shutters to front elevation, vanity wash basin, WC, bath, corner shower cubicle, radiator.

Outside

To the front electric gates open onto a large driveway which provides parking for several vehicles and leads to a garage. To the rear is a paved courtyard with three brick outbuildings and steps up to a pleasant, raised patio area. This leads to a stunning, well stocked, landscaped garden which is laid to lawn with a variety of trees, shrubs and decorative borders. There is a summer house with raised seating area at the top of the garden.

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) including Lincoln Minster School 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.

Council Tax

Band G

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, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 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.

Tenure & Possession

Freehold and for sale by private treaty.

Agent

James Drabble

01522 504304

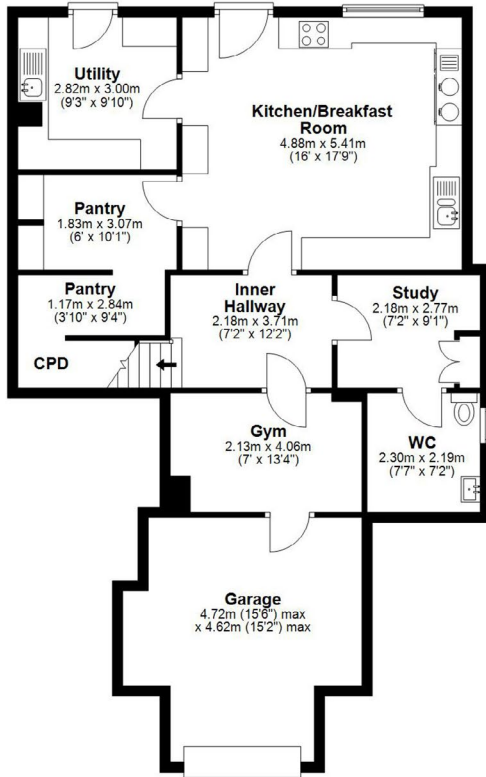
lincolncitycentre@brown-co.com





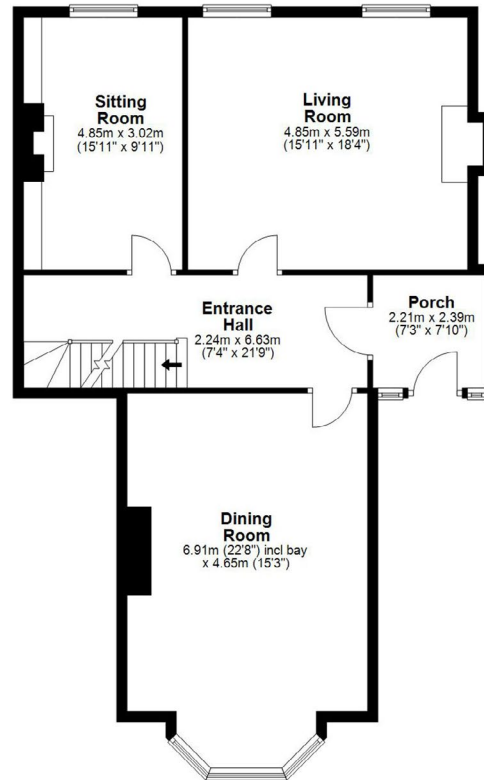
Lower Ground Floor

Approx. 94.9 sq. metres (1021.7 sq. feet)



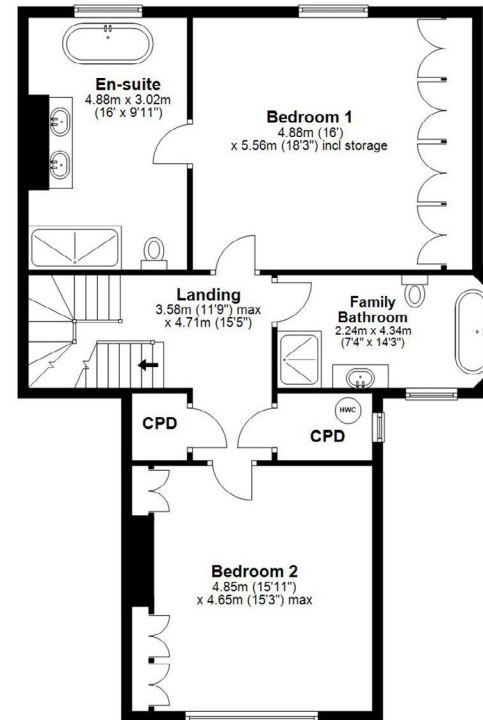
Upper Ground Floor

Approx. 95.0 sq. metres (1022.2 sq. feet)



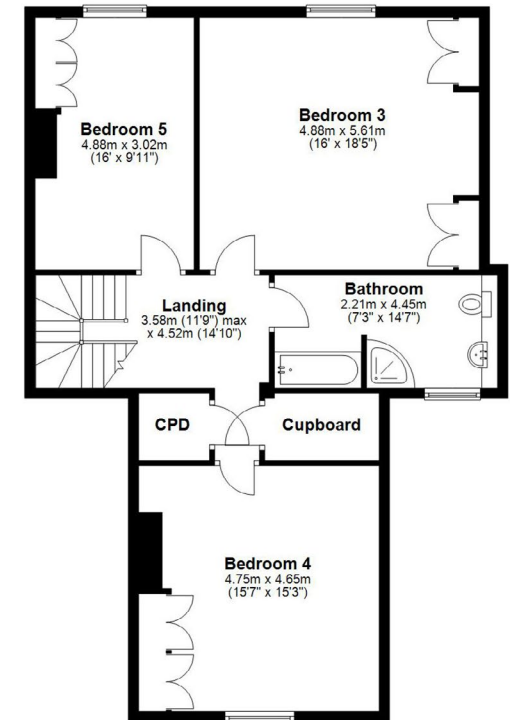
First Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



Second Floor

Approx. 93.3 sq. metres (1004.7 sq. feet)



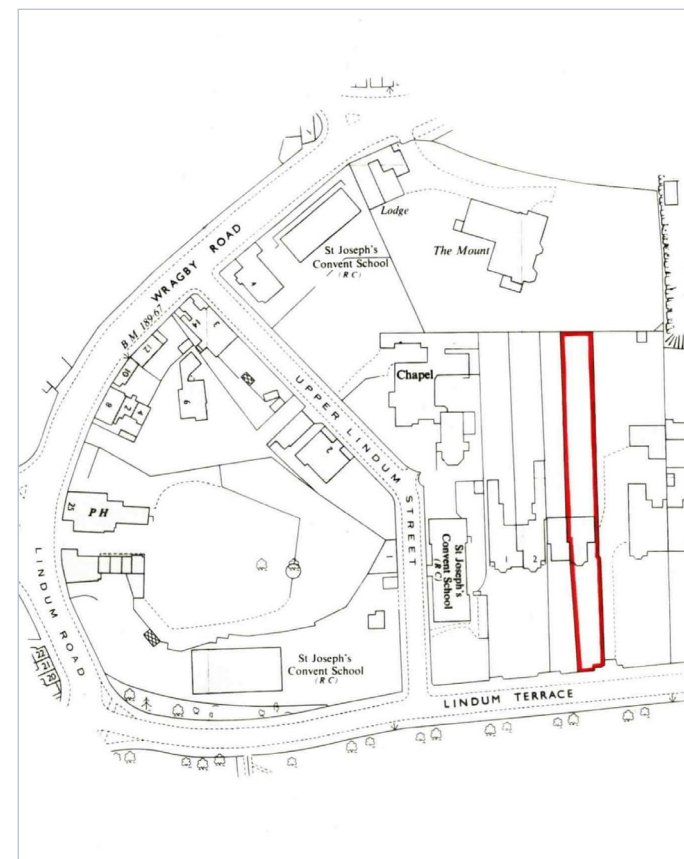
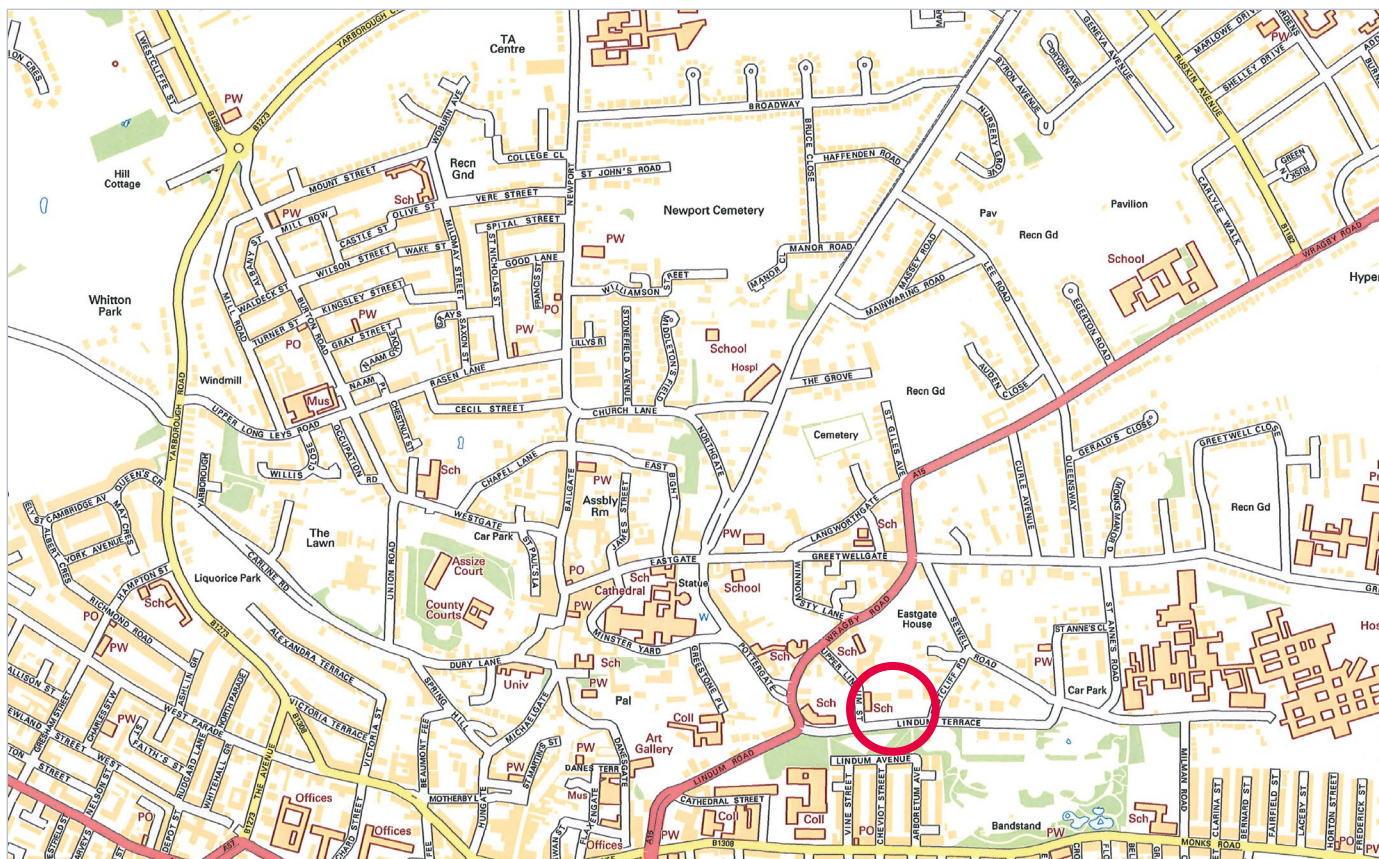
Total area: approx. 376.1 sq. metres (4048.5 sq. feet)

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.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

4 Lindum Terrace, Lincoln







Directions - LN2 5RP

Enter Lincoln on the A1434 Wragby Road and proceed until you reach a left hand turn onto Upper Lindum Street. Continue to the end of the road and turn left and the property is located on your left.

<https://what3words.com/branded.reds.talent>

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 others 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 or 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.

BROWN & CO

Property and Business Consultants