



- Remodelled Edwardian Residence
- Extended To 1637 Sq Ft
- 4 Bedrooms & 2.5 Bathrooms
- Large Open Plan Living Space

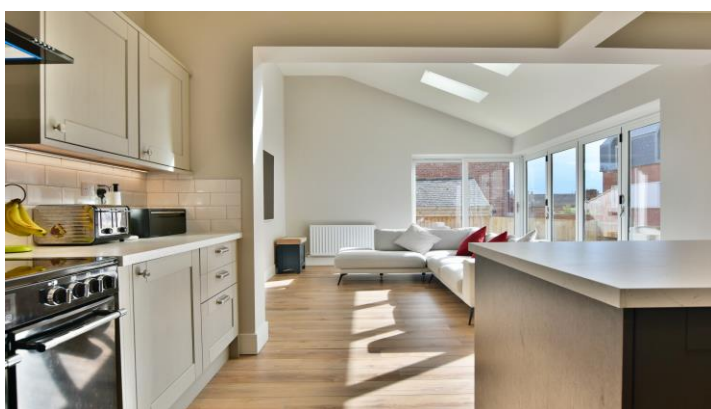
- Bay Fronted Facade With Two Reception Rooms
- Landscaped Gardens
- Gated Tandem Driveway
- Situated In The Vibrant West End

West Parade, West End, LN1 1PF,  
£475,000





Situated in the vibrant West End of Lincoln city centre is this grand Edwardian residence remodelled in 2022. Measuring approximately 1637 Sq Ft and having living accommodation spread over two floors the property was extended to the ground floor to create an impressive open plan living space. The kitchen/diner & lounge comes with bi-folding doors, vaulted ceilings and Velux skylights which flood the space with an abundance of natural light. The ground floor is completed by two reception rooms which provide a flexible living space and create a twin bay fronted facade facing onto Lincoln's West Parade. Rising to the first floor are 4 generous bedrooms and 2 bathrooms which includes a private walk in shower room to the master bedroom. Externally the property has been landscaped to create a two-tiered layout with a lawn and patio area enjoying a south facing orientation whilst parking is provided with a gated driveway giving access for two vehicles. Internally the home has been immaculately presented and includes electric blinds and white plantation shutters throughout, along with a host of further fixtures and fittings and benefits such as a large loft space with potential to convert (subject to planning). The West End of Lincoln is renowned for its Edwardian architecture, tree lined streets and picturesque West Common which boasts enviable sunsets throughout the summer months. Being located at the start of West Parade means that the city centre and high street areas take less than 5 minutes to walk to, this is highly attractive to those looking for regular access to Lincoln Central Station which has a direct line to London Kings Cross, 7 days a week. The area is also known for its ever growing list of amenities such as independent cafes and restaurants, shops, public houses and schooling at primary level. Furthermore, the main attractions of Lincoln are all accessible on foot within approximately 10 minutes. Such attractions include; Lincoln Cathedral, Castle & Bailgate, Lincoln High Street, University of Lincoln and Lincoln County Hospital. For further details, please contact Starkey&Brown. Council tax band: C. Freehold.



## Hallway

Having stairs rising to first floor, uPVC front door to side aspect, radiator and understairs storage cupboard. Access to:

## Downstairs WC

5' 7" x 4' 2" (1.70m x 1.27m)

Having low level WC, pedestal hand wash basin unit, radiator and wood laminate flooring. Access to kitchen diner and lounge.

## Lounge

25' 10" x 25' 5" max (7.87m x 7.74m)

Having a range of base and eye level units with counter worktops, integral appliances to remain such as dishwasher, Belling rangemaster, fridge freezer, feature kitchen island with breakfast bar arrangement, subway tiled finish, sink and drainer unit, a selection of wall mounted radiators, engineered wood flooring, uPVC double glazed window to rear aspect, bi-folding doors having feature floor to ceiling sliding door, 2 Velux skylights, TV and power points.

## Cinema Room

13' 6" x 11' 6" (4.11m x 3.50m)

Having uPVC double glazed window to front aspect and radiator.

## Family Room

11' 6" x 11' 8" (3.50m x 3.55m)

Having uPVC double glazed bay window to front aspect and radiator.

## First Floor Landing

Having storage cupboard, access to bedrooms and bathroom.

## Master Bedroom

13' 7" x 11' 6" (4.14m x 3.50m)

Having uPVC double glazed window to front aspect and radiator. Access to:

## En-Suite Shower Room

5' 9" x 9' 6" (1.75m x 2.89m)

Having walk-in shower, low level WC, pedestal hand wash basin unit, chrome heated hand towel rail, uPVC double glazed obscured window to side aspect, tiled surround, extractor unit.

## Bedroom 2

11' 8" x 11' 5" (3.55m x 3.48m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 3

11' 8" x 9' 3" (3.55m x 2.82m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 4

11' 8" x 8' 11" (3.55m x 2.72m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 0" x 8' 1" (1.83m x 2.46m)

Having bath with showerhead over and tiled surround, low level WC, pedestal hand wash basin unit, extractor unit and chrome heated hand towel rail.

## Outside Rear

Having landscaped garden enclosed with recently fitted fencing, 2 tier system with raised lawn and patio seating area and external water source. Pedestrian gate leading to front door entry. Tandem driveway with parking for 2 vehicles, external electrics for potential EV car charging connection and enclosed with timber frame security gate.

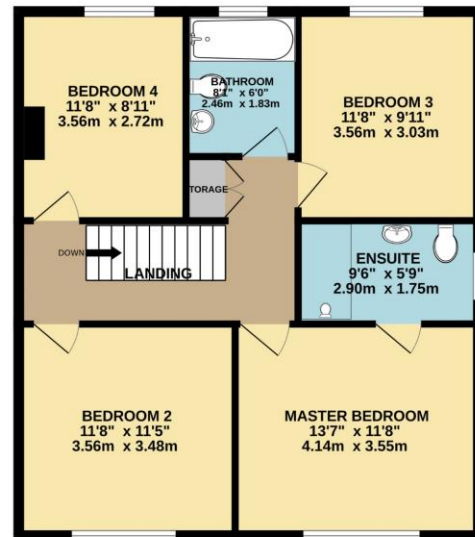
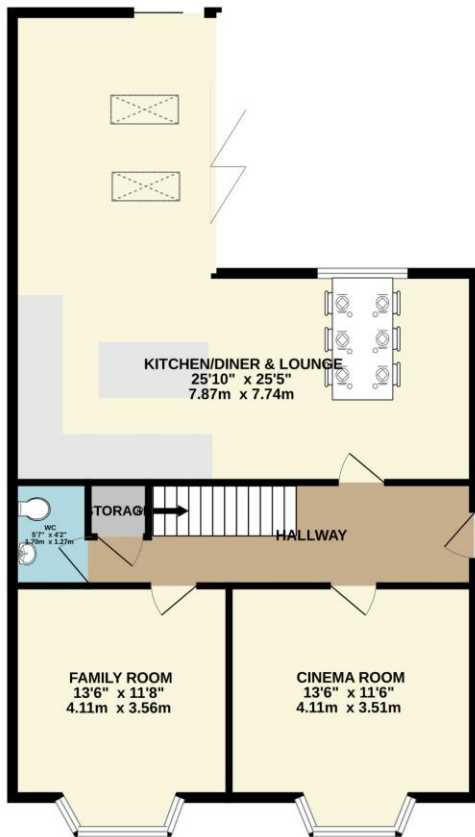




GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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