



- Extended Period House
- 5 Bedrooms
- Annexe Living
- Backing Onto The West Common
- Extensive Rear Garden
- Stylish First Floor Bathroom
- Stunning Period Features
- Highly Desirable West End Location

Holly House, Queens Crescent, West End, LN1 1LR
Offers In Region Of £425,000





Starkey&Brown is delighted to represent this extended period home which boasts 5 bedrooms and annexe living. Built around the turn of the 20th century, the property enjoys a prime position of the desirable West End and also enjoys a position backing onto the West Common. The home itself comes with a wide range of stunning period features such as ceiling roses, cornicing and feature fireplaces. The ground floor comprises of a welcoming entrance hall with original Victorian tiling, access to a bay fronted reception room to front aspect, a second reception room utilised as a cosy lounge, there is a kitchen with eye and base level units and access to a rear lobby and a downstairs WC. The ground floor is completed with an extension which consists of an annexe space. The annexe space features a living room, kitchen, bedroom and a private shower room. Rising to the first floor are 4 bedrooms, which all benefit from the use of a stylish 4 piece family bathroom suite. The property has a west-facing garden, which runs adjacent to Lincoln's West Common and enjoys the sun throughout the day and stunning sunsets towards the evening. The garden has a landscaped garden being mostly laid to lawn with a selection of seating areas as well as a timber built garden shed. Queens Crescent is in the heart of Lincoln's West End which is well renowned for it's vibrant atmosphere, community and local retailers. These include Anna's Place and The Sycamores both very popular cafes, schooling at primary level, quick access to A46 and within walking distance to Brayford Marina, Lincoln University and Cathedral quarter. To arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Porch

Access to entrance hallway and finished with decorative tiled finish.

Entrance Hall

Having stairs to first floor, original Victorian style tiled flooring, cornicing and access into lounge and dining room.

Lounge

10' 11" plus bay x 11' 9" (3.32m x 3.58m)

Having original feature open fireplace, uPVC double glazed bay window to front aspect, radiator, solid wood flooring, picture rail, cornicing and ceiling rose.

Dining Room

12' 6" x 13' 7" (3.81m x 4.14m)

Having feature gas fireplace, cornicing, picture rail, uPVC double glazed window to rear aspect and solid flooring. Access to:

Rear Lobby

10' 0" x 3' 8" (3.05m x 1.12m)

Having built-in storage cupboard, single double Dutch uPVC door to side aspect leading onto rear garden, tiled flooring and access to:

Understairs Storage Cupboard

Having quarry tiled flooring and shelving.

Kitchen

11' 5" x 10' 0" (3.48m x 3.05m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, wall mounted gas central heating boiler, radiator and uPVC double glazed window to side aspect. Access to:

Downstairs WC

Having radiator, tiled flooring, uPVC double glazed window to side aspect, low level WC and pedestal hand wash basin unit.

Annexe Living Space

20' 2" x 10' 3" (6.14m x 3.12m)

Having a range of eye and base level units with oven, grill, 4 ring hob and extractor hood over, sink and drainer unit, French doors to side aspect leading onto rear garden, wall mounted consumer unit, radiator, coved ceiling and wood effect. Access to:

Annexe Bedroom/Bedroom 5

13' 8" x 9' 5" max (4.16m x 2.87m)

Having 2 uPVC double glazed windows, built-in wardrobe and access to roof void. Access to:

Shower Room

Having walk-in shower, extractor unit, low level WC, integrated hand wash basin unit, tiled flooring and chrome heated hand towel rail.

First Floor Landing

Having traditional staircase with wood baluster, radiator, wood flooring. Access to airing cupboard housing hot water cylinder and shelving.

Master Bedroom

13' 3" x 30' 8" (4.04m x 9.34m)

Having feature fireplace with tiled surround, picture rail, radiator and uPVC double glazed window to rear aspect with views over West Common.

Bedroom 2

11' 9" x 11' 0" (3.58m x 3.35m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

10' 11" x 10' 5" (3.32m x 3.17m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 4

7' 9" x 7' 6" (2.36m x 2.28m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

7' 3" x 7' 10" (2.21m x 2.39m)

Having uPVC double glazed obscured window to side aspect, feature roll top bath, walk-in shower with rainfall showerhead, vanity unit, low level WC, extractor unit, tiled floor and wood panelling feature.

Outside Rear

Having enclosed garden with fenced and walled perimeters with rear access onto West Common. The garden itself comes with a large lawned area with pathway leading to the rear of the garden, patio seating area and timber built garden shed. Access to private passageway, which gives access from the front and to the rear.

Outside Front

Having dwarfed walled enclosed perimeter. Having gated access and a landscaped arrangement to front porch.





GROUND FLOOR
896 sq ft (83.2 sq m.) approx.

1ST FLOOR
654 sq ft (60.8 sq m.) approx.



TOTAL FLOOR AREA : 1550 sq ft (144.0 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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