



- Georgian Town House
- 4 Bedroom Property
- 3 Floors Of Accommodation
- Grade II Listed

- Views Over Lincoln Cathedral
- Tiered Garden & Cellar
- 2174 Sq Ft
- Partial Renovation Completed

Lindum Road, Uphill, LN2 1NS
£345,000



Starkey&Brown is delighted to present this distinguished Grade II listed Georgian townhouse, perfectly positioned on Lindum Road with breathtaking skyline views across Lincoln and just a short stroll from the historic Lincoln Cathedral.

Standing proudly in an elevated position, this historic home is arranged over three floors and even includes a cellar featuring the remains of a Roman wall. The current owner has sympathetically begun a programme of renovations, blending period elegance with modern comforts and introducing two striking multi-fuel fireplaces that complement the home's original character. With approximately 2,000 sq. ft. of accommodation, the property offers an abundance of living space.

There are four generously proportioned bedrooms across the upper floors, three versatile reception rooms, a dining room, a piano/sitting room, and a first-floor lounge with elevated views from the bay window. The kitchen is positioned to the rear aspect of the ground floor, while the first floor also benefits from a shower room and the potential to create an additional separate WC. Externally, the home is enhanced by a private paved front courtyard and a rear private tiered garden, enclosed by traditional walls and fencing to create a peaceful retreat within the city.

Lindum Road is an enviable location, within easy reach of Lincoln's most celebrated landmarks including the Cathedral, Castle, Bailgate and Steep Hill, together with the vibrant Brayford Marina and the bustling High Street. Local amenities such as Lincoln County Hospital, Bishop Grosseteste University, the University of Lincoln and Lincoln Minster School are all close by, making this a truly exceptional opportunity to acquire a charming traditional Georgian townhouse.

Permit parking in Lindum Terrace. Council tax band: C. Freehold.



First Floor Lounge



Ground Floor Dining Room



Kitchen Facing Dining Room



Kitchen Facing Rear Garden

Entrance Porch

Having a front door entry to the front aspect. Leading to:

Entrance Hall

A storm front door and inner door entry, a classic vertical radiator, a feature staircase leading to the first floor, and hardwood flooring. Access with stairs leading to the cellar, sitting room/piano room, and dining room.

Sitting Room/Piano Room

17' 10" into bay x 12' 2" (5.43m x 3.71m)

Having hardwood flooring, a bay window to the front aspect, built-in storage and shelving units, cornicing to the ceilings, and a feature multi-fuel burning stove.

Dining Room

15' 2" x 9' 8" (4.62m x 2.94m)

Decorative fireplace, coved ceiling, 2 internal windows, and a further external window overlooking the garden. A single Churchill radiator and a modern Georgian radiator with access to:

Kitchen

15' 0" x 11' 9" (4.57m x 3.58m)

A range of base and eye-level units with space and plumbing for appliances, a Belling oven to be included, 2 windows and an external door leading onto the rear garden, and a wall-mounted gas central heating boiler.

First Floor Landing

Large landing space with a radiator and a feature staircase rising to the second floor. Access to a bedroom, a lounge, and a shower room.

Lounge

16' 1" max x 14' 2" into bay (4.90m x 4.31m)

Having a multi-fuel burner, a bay window, coved ceiling. Finished with period cornicing.

Bedroom 1

13' 3" x 12' 5" (4.04m x 3.78m)

Having a window to the rear aspect with Cathedral view and a radiator.

Shower Room

A wet room arrangement with a skylight, storage cupboard, a window to the rear aspect, a radiator, a low-level WC, and a pedestal hand wash basin unit.

Potential For A Separate WC.

Currently, there is a hand-wash basin unit, space, and plumbing for a low-level WC, a skylight window, and an additional skylight window to the rear aspect.

Second Floor Landing

Having a skylight and access to bedrooms.

Bedroom 2

16' 2" x 12' 6" (4.92m x 3.81m)

Having 2 sash windows to the front aspect, and loft access.

Bedroom 3

16' 0" x 9' 8" (4.87m x 2.94m)

Having a window to the rear aspect with Cathedral view.

Bedroom 4

11' 2" x 6' 0" (3.40m x 1.83m)

Having a window to the rear aspect.

Cellar

15' 1" x 12' 1" (4.59m x 3.68m)

A window at ground level, space, and storage for coal. Having been dry-lined, and a remnant of a former Roman wall.

Outside Rear

Tiered garden with a patio arrangement, enclosed with walled and fenced perimeters. Bin access.

Outside Front

Having a courtyard garden, a walled perimeter, and gated access with a stepped pathway leading to the front door entrance.



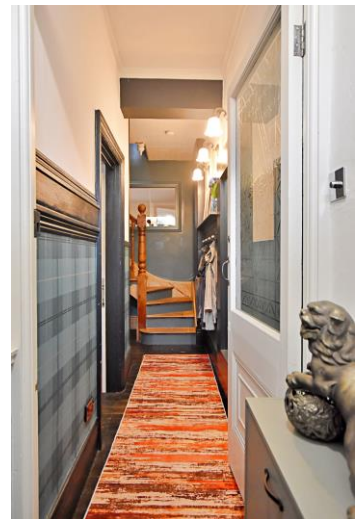
Sitting Room/Piano Room - Ground Floor



Ground Floor Landing/Stairs



First Floor Landing



Entrance Hallway To Stairs



First Floor Bedroom With Cathedral View



Rear Garden With Covered Patio



Garden Fence To Access Bin/Back Lane



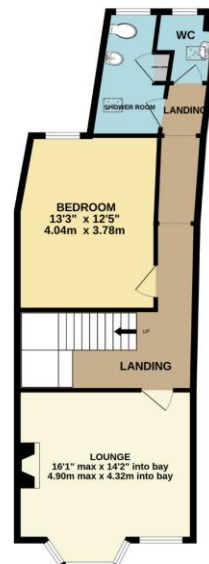
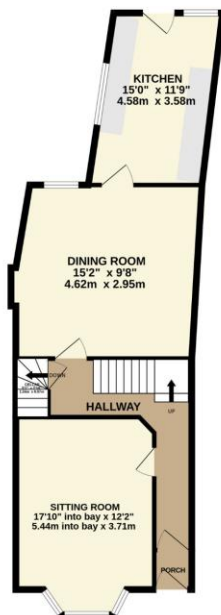
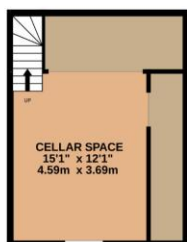
Basement With Storage-Shelving

BASEMENT
310 sq.ft. (28.8 sq.m.) approx.

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.

2ND FLOOR
498 sq.ft. (46.0 sq.m.) approx.



LINDUM ROAD LN2 1NS

TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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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