

- Stunning Period Home
- 3 Bedrooms
- Bay Fronted Lounge
- Traditional Kitchen
- Courtyard Garden
- Immaculate Interiors Throughout
- Converted Outbuilding
- Located In Lincoln's Vibrant West End

Albert Crescent, West End, LN1 1LX,
£299,950



Situated on the sought-after Albert Crescent, this beautifully presented Victorian residence dates back to the turn of the 20th century and showcases the Victorian architecture and rich heritage the area is renowned for. Brimming with charm and original features, the property boasts a striking red brick bay fronted elevation, cornicing and ornate architraves that are seamlessly blended with stylish interiors to create an elegant period home nestled in the vibrant West End of Lincoln city centre.

Arranged over two floors, the home offers generous and versatile living accommodation ideal for family life. The ground floor comprises a welcoming entrance hall with original patterned flooring, a bright and spacious lounge with feature bay window complete with plantation shutters and opening into a formal dining room. There is also a well-appointed kitchen designed with a traditional feel in keeping with the age and design of the property. On the first floor, you'll find three bedrooms - including a sizeable master bedroom with built in wardrobes and a classic bathroom with metro tile finish.

The property comes with further potential having a generous loft space with boarding and Velux skylight giving views over the rooftops of the West End. Neighbouring homes have converted the loft to provide an additional room and floor all subject to necessary planning permissions and buildings regulations.

Externally, the property enjoys a smartly landscaped courtyard garden—perfect for alfresco dining and entertaining—alongside a substantial outbuilding offering further flexibility for storage, workshop, or home office use.

Ideally located in Lincoln's popular West End known for its growing scene centred around the beautiful sunsets on the West Common, cosy restaurants such as Anna's—famous for its top rated breakfasts and pizza nights revering to their Italian routes.

The home is within easy walking distance of a wide range of local amenities including shops, supermarkets and cafés, on the main high street as well as additional restaurants and bars.

Excellent schooling is available at both primary and secondary levels, and the University of Lincoln and Bishop Grosseteste University are both nearby as well as Lincoln's Brayford Marina, Cathedral and Bailgate districts.

For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having porch entrance leading into hallway which features victorian style patterned flooring, classical radiator, wooden staircase with runner, original architraves and access into the living room and dining room.

Dining Room

12' 0" x 11' 5" (3.65m x 3.48m)

Having original wood flooring, double glazed sash window to the rear with plantation shutters, alcove shelving, original cornicing, ceiling rose and architraves, radiator and opening into the:

Living Room

11' 5" x 11' 1" (3.48m x 3.38m)

Includes a double glazed bay window to the front aspect with plantation shutters, original cornicing, wood flooring, radiator and alcove storage.

Kitchen

13' 3" x 8' 1" (4.04m x 2.46m)

Having a range of wooden kitchen units at eye and base level with a sympathetic design in keeping with the period age of the property. The kitchen features wooden worktops, a double sunken Belfast sink, range cooker with a hidden extractor hood, metro style tile surround, two double glazed sash windows, external door to the rear garden, understairs storage and tiled flooring.

First Floor Landing

Provides access to three bedrooms and the family bathroom whilst having original cornicing and architraves.

Master Bedroom

15' 3" x 11' 2" (4.64m x 3.40m)

Features two double glazed windows to the front aspect, original wood flooring, single radiator, built in wardrobes, original cornicing and architraves whilst also providing access to the loft space.

Loft

Having ladder access, boarding and velux window. Potential to develop subject to the necessary planning permissions and building regulations.

Bedroom 2

12' 3" x 9' 3" (3.73m x 2.82m)

Includes a large double glazed sash window to the rear aspect, two built in storage cupboards and one radiator.

Bedroom 3

8' 3" x 7' 1" (2.51m x 2.16m)

Having a double glazed sash window to the rear aspect, single radiator, cornicing and architraves.

Family Bathroom

5' 8" x 5' 3" (1.73m x 1.60m)

Features a three piece suite with a classical victorian style, including a panelled bath with mains fed shower over, hand wash basin unit, mid level WC, extractor unit, double glazed sash window and finished with a metro tile surround.

Converted Outbuilding

8' 3" x 7' 5" (2.51m x 2.26m)

Ideal for a home office, storage or home gym. The outbuilding was previously converted and now provides power and lighting, separate WC, additional storage and can be utilised for a variety of uses.

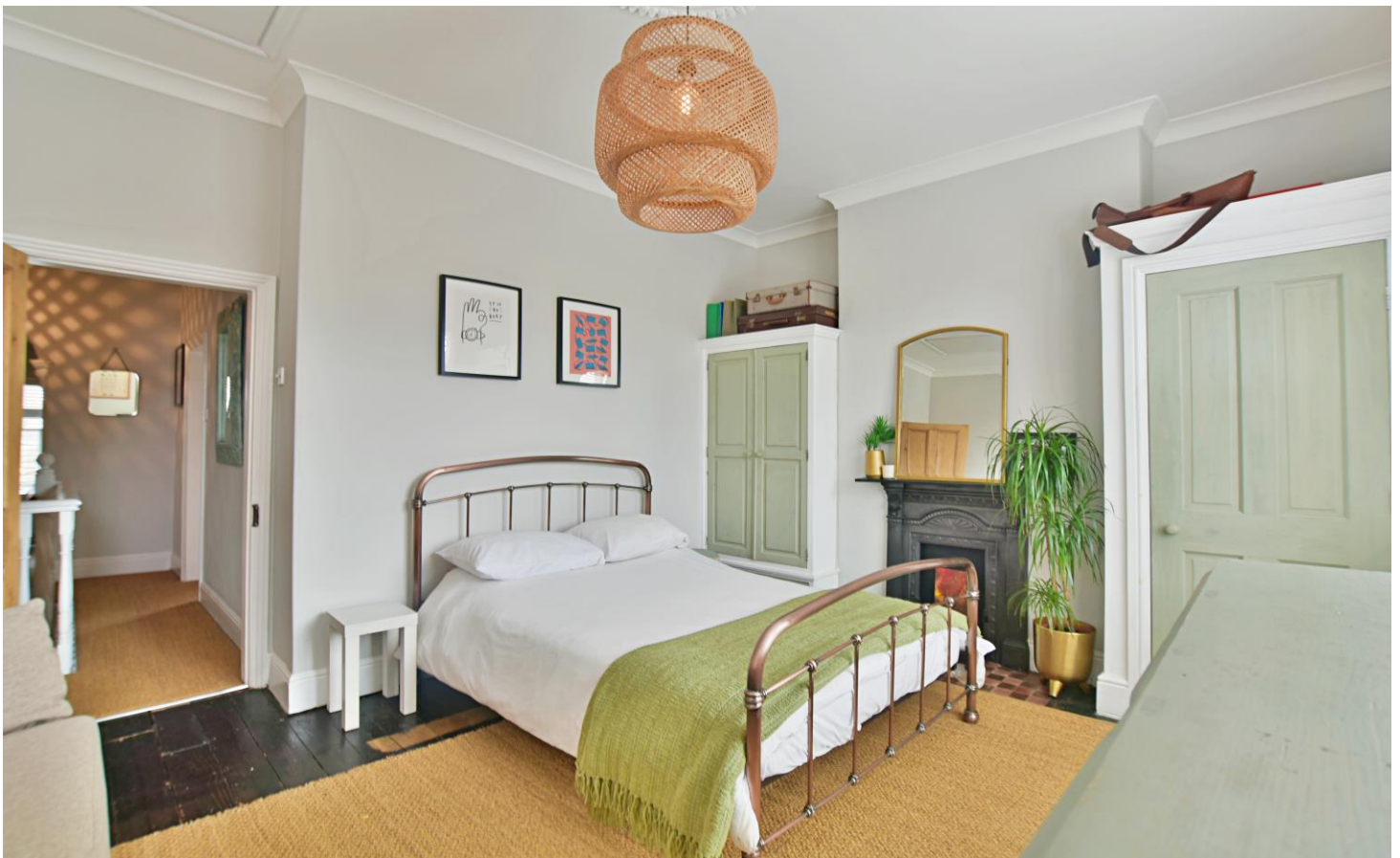
Outside Rear

Having a courtyard arrangement with a selection of mature shrubs and flowerbeds. Finished with patio and gravel whilst having a walled perimeter and gated access to the rear.

Outside Front

Includes a landscaped front yard with mature shrubs and plants creating a selection of colorful foliage bordering a pathway to front door entry. Having a walled perimeter, gated access and stairs leading to pathway entrance.





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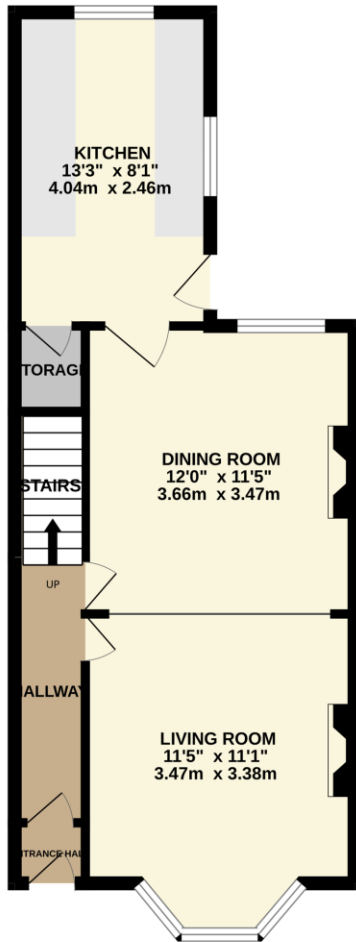


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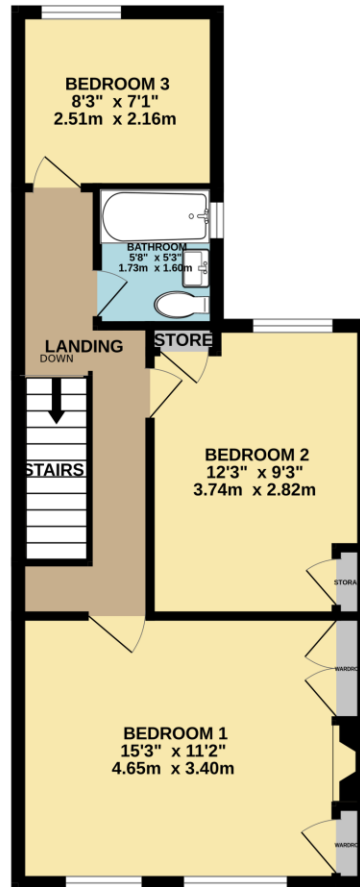


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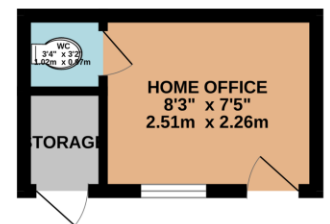
GROUND FLOOR



1ST FLOOR



OUTBUILDING



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