



- Substantial Period Residence
- Envious City Location
- Grade II Listed
- 5,600 Sq Ft (Approx)

- Full Modernisation Required
- Amazing Potential
- Many Original Features
- Substantial Parking Area

Lindum Terrace, Uphill, LN2 5RP
£525,000





GRADE II LISTED RESIDENCE WITH AMAZING POTENTIAL! Starkey&Brown are delighted to offer for sale this substantial grade II listed residence, located in an enviable location, only a short walk away from Lincoln Cathedral and the city centre.

This property, which was built circa 1850, extends to an impressive 5,600 square feet (approx) and benefits from a wide range of original features such as coving, ceiling roses, window shutters and fireplaces. The property does require a full scheme of renovation works, however offers amazing potential for a wide range of commercial, residential or development opportunities, subject to the necessary consents. There is also a generous frontage with parking space for many vehicles. **NO CHAIN!**

Location

Lindum terrace is located within a prime location within the city, and is predominantly occupied by substantial period properties, positioned immediately to the north of Lincoln Arboretum. Lincoln Cathedral is only a short stroll away (approximately 500m), as is Lincoln Castle and The Bailgate area with a wide range of shopping facilities, bars and restaurants. Lincoln City centre is also a short walk away.



Ground Floor

To the ground floor is a spacious hallway with original sweeping staircase, and there are six substantial rooms, including two south facing rooms to the front, and a large reception room with an impressive bay window to the side. There is also a useful ancillary room and door with stairs leading to the basement.

Basement

The basement is accessed internally and comprises three generous rooms, two of which have skylight windows to the front, and all of which have excellent head height.

First Floor

The first floor has four generous rooms, including two impressive south facing rooms, two of which have skylight windows to the front, and there are also three storage/ancillary spaces as well as a WC.

Second Floor

To the second floor there are six further rooms, all very well proportioned, as well as several storage/ancillary spaces, and a WC.

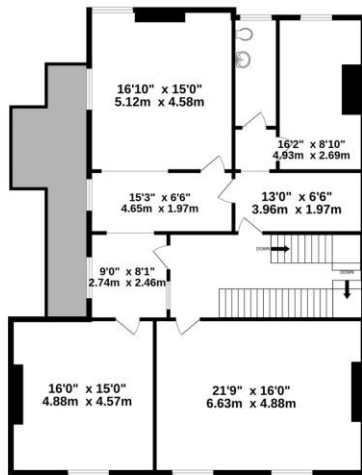
Outside

The property faces south, and offers a substantial tree lined frontage with parking space for many vehicles. Please note that a right of way exists over the driveway for a neighbouring property to access their garage, which is located to the rear of this property.

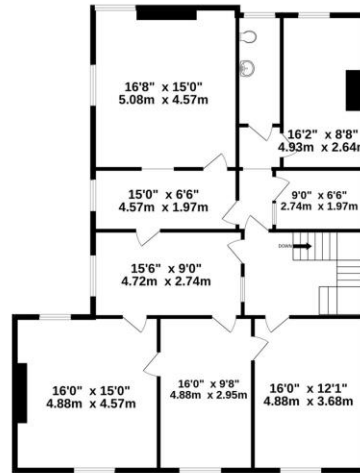


TOTAL FLOOR AREA : 5645 sq.ft. (524.4 sq.m.) approx.

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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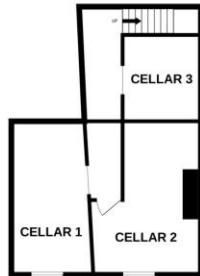


1ST FLOOR
1472 sq.ft. (136.8 sq.m.) approx.

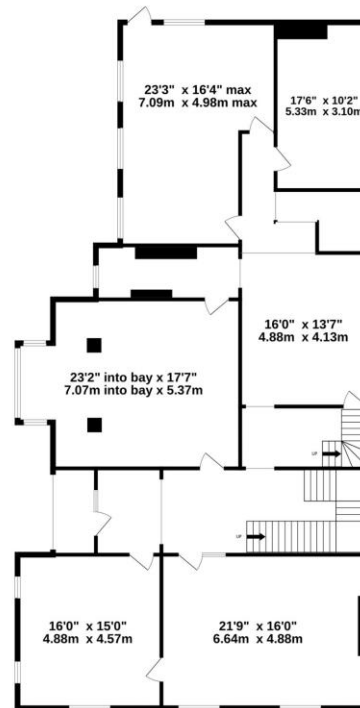


2ND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.

BASEMENT
456 sq.ft. (42.4 sq.m.) approx.



GROUND FLOOR
2236 sq.ft. (207.8 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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