



Yarborough Crescent, Lincoln LN1 3LU

welcome to

Yarborough Crescent, Lincoln

A spacious four-bedroom detached family home in the sought-after uphill location of Yarborough Crescent, just a short walk to the Bailgate. Offering versatile living space, a beautifully maintained garden with views of Lincoln Cathedral, and excellent local amenities close by.



Entrance Porch

Access via double glazed entrance door, door then opens into entrance hall.

Entrance Hall

Stairs rising to first floor, access provided to majority of ground floor rooms and radiator to wall.

Lounge

15' x 14' 9" (4.57m x 4.50m)

Double glazed bay window to front, x3 radiators, built-in shelving unit, feature gas fireplace (currently sealed off) with decorative surround.

Kitchen

28' 7" x 9' 10" (8.71m x 3.00m)

Having 4 Velux windows with a wall mounted air con unit for hot and cold temperatures, ceiling with wooden clad finish and walls are finished with brick slip feature, a vertical radiator, French doors to rear aspect and uPVC double glazed window looking into the conservatory. Access into:

Utility Room

9' 5" x 12' 5" (2.87m x 3.78m)

Having large sink and drainer unit, provisions for laundry appliances, wall mounted gas central heating Worcester boiler.

Dining Room

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed window to rear and radiator to wall.

Further Reception Room

15' x 15' 9" (4.57m x 4.80m)

Double glazed french doors to conservatory, fire place with electric fire within and radiator to wall.

Conservatory

24' x 12' (7.32m x 3.66m)

Double glazed conservatory, radiator to wall, wall mounted air con unit and french doors opening out to rear garden.

Cloakroom

Double glazed window to side, wc, wash hand basin, radiator to wall and tiled walls and floor.

First Floor Landing

Stairs rising from ground floor and doors providing access to majority of rooms.

Bedroom One

15' 1" x 15' 3" (4.60m x 4.65m)

Double glazed window to rear, radiator to wall and door into en-suite.

En-Suite

Double glazed window to rear and side, suite comprising, large walk in shower, wc, wash hand basin and radiator to wall.

Bedroom Two

13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed window to front, radiator to wall and fitted wardrobes.

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to rear and radiator to wall.

Bedroom Four

10' 6" x 12' 8" (3.20m x 3.86m)

Double glazed window to front and radiator to wall.

Bathroom

Double glazed window to front, wc, wash hand basin, heated towel rail, extractor fan and walk in shower.

Front Exterior

Off road parking to the front of the property via block paved driveway and access down the side of the property to the rear garden.

Rear Garden

Large rear garden with excellent views of the Lincoln Cathedral. The rear garden mostly comprises lawn area with beautiful shrubs and flowers surrounding the lawn area.



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welcome to

Yarborough Crescent, Lincoln

- Prime uphill location on Yarborough Crescent
- Walking distance to the Bailgate and local amenities
- Four-bedroom detached family home
- Spacious lounge, dining room & conservatory
- Additional reception room & welcoming entrance hall

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123203 - 0003

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