



Shelley Place
The Colosseum, Newport, Lincoln. LNI 3EX

BELL





Shelley Place

The Colosseum, Newport, Lincoln

Shelley Place is an outstanding and very substantial family residence (GIFA 4,100 sq.ft./381 m2 sts) located in premium uphill Lincoln opposite Bishop Grosseteste University only a short very pleasant 0.5 mile walk from the historic cathedral district of the city.

The Colosseum is an astonishing neo-Georgian crescent, built by highly regarded developers Tennyson Homes. This wonderful high quality four storey home offers an eye catching and expansive range of family accommodation with a stunning living dining kitchen, an excellent master bedroom suite and up to six bedrooms.

ACCOMMODATION

Large Family Sitting Room having panelled front entrance door with double glazed fanlight above, very pleasant outlook from the sliding sash windows over the Colosseum quad grounds. This wonderful reception space has classic period style staircases up to first floor and down to basement floor accompanying built-in bookshelves across two walls, attractive fluted period styled cornice work, pilasters and detailed interior door pediments; built-in LG HD TV, quality Kardean flooring, small built-in cloaks/store cupboard, inset ceiling spotlight fittings. Door through to:

Stunning Living Dining Kitchen a jaw dropping and eye-catching high-quality appointed family hub, with curving feature wall and sliding sash windows having very pleasant southerly view out over the garden.

The high-quality Gainsborough Kitchens appointment comprises substantial island with marbled granite work surface areas and beech topped breakfast bar on one side, inset ceramic sink with incised drainer to one side and Franke instant boiling water mixer tap unit. There are accompanying cupboard units, drawer units, including two deep pan drawers beneath. A further area of fitted work surface to opposite wall with two tiers of three drawers below, Britannia brushed steel





six ring hob cooking range inset with splash back and contemporary design style Falmec extraction unit above, accompanying wall mounted china cabinets and large integrated fridge and separate freezer to one side. A further area of feature units are set to one end of the room with built in Hotpoint microwave and coffee maker having four drawers beneath and deep pantry cupboard above, a further pantry storage cupboard is set to one corner. There is a large dining area to one end of the room, Kardean flooring, illuminated feature ceiling canopies with attractive design style pendant light fittings, seating area to one corner, attractive period style ceiling cornice and inset ceiling spotlights. Two French doors provide access to the garden and its patio area. Door through to:

Laundry Room having a southerly aspect; fitted work surface across one wall with single drainer stainless steel sink unit inset, cupboard space and laundry white goods beneath, wall cupboard units above. Boiler cupboard containing Viessmann gas fired central heating boiler is set to one corner. Kardean flooring, inset ceiling spotlights and extractor vent. Door through to:

Good sized Cloakroom comprising wash hand basin with toiletry cupboard unit below, low-level WC with concealed cistern, built-in cupboard space also providing access to underfloor heating manifold, ladderback style radiator/towel rail, Kardean flooring, inset ceiling spotlights and extractor vent.

Basement Floor

Hallway of excellent proportions and having an obscure double glazed panelled entrance door from the light well; built-in cloaks cupboard containing fire sprinkler system control and other services installations, a large walk-in linen/airing cupboard containing the substantial insulated hot water cylinder with immersion heater, radiator and inset ceiling spotlights.

Bedroom having a northerly view into the light well with a glimpse through the railings above towards other homes in the Colosseum; radiator and inset ceiling spotlights.

Bedroom having a southerly aspect from the sliding sash windows into the light well; built in wardrobe space to one corner with full height sliding mirror panelled doors, two radiators and inset ceiling spotlights.

Large Feature Bathroom with quality appointment comprising deep tile panelled bath, good sized shower cubicle with shower fitting, tiled toiletry alcoves and wall tiling to full height; cantilevered feature wash hand basin with toiletry drawers





below and contemporary design style feature medicine cabinet with vanity mirror above; low-level WC with concealed cistern. Attractive feature wall and floor tiling, electric underfloor heating, ladder back style radiator/towel rail, inset ceiling spotlights and extractor vent.

Bedroom having a very pleasant southerly outlook down over the garden and beyond into the neighbouring Avalon Court's attractively landscaped grounds; built-in wardrobe space to one corner with sliding full height mirror panelled doors, radiator and inset ceiling spotlights to cornice. Door through to:

Good-sized En-suite having a southerly aspect; quality contemporary design style appointment comprising of a large shower cubicle to one end with full height tiling, attractive wash hand basin with toiletry cupboard and shelf space below, medicine cabinet with vanity mirror and low-level WC. Tiled walls, feature wall alcove, tiled floor, underfloor electric heating, ladder back style radiator/towel rail, inset ceiling spotlights and extractor vent.

Bedroom (East) having a southerly outlook down over the garden and the car parking courtyard; built in wardrobe space to one corner with full height sliding mirror panelled doors, radiator and inset ceiling spotlights.

Second Floor - Landing area with door to:

Master Bedroom having both a southerly view to the rear across into the heart of uphill Lincoln, and a northerly view across the Colosseum's landscaped quad; sloping ceilings in part, window seat, two radiators and inset ceiling spotlights. Doors through to en-suite bathroom,

'Her' Dressing Room having a southerly outlook from the dormer window; extensive fitted clothes hanging/storage space, radiator and inset ceiling spotlights.

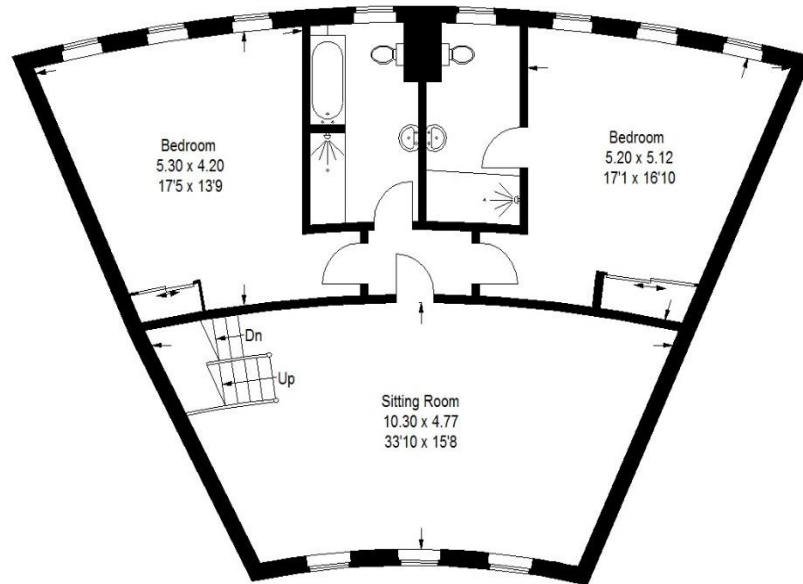
'His' Dressing Room having an appealing view out over the central quad of the Colosseum, fitted shelving, radiator and inset ceiling spotlights.

Large En-suite Bathroom having a southerly aspect; sloping ceilings in part, large built-in shower cubicle with shower fitting and full height wall tiling, tiled panelled bath, contemporary design style wash hand basin with drawer space below and soft touch illuminated vanity mirror above, low level WC. Extensive wall tiling around suite area, tiled floor, electric underfloor heating, ladder back style radiator/towel rail, inset ceiling spotlights and extractor vent.

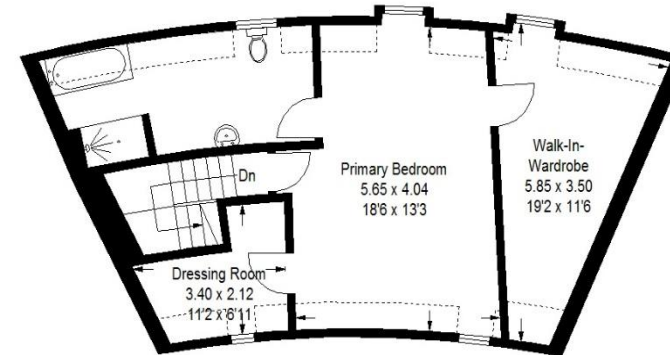


Shelley Place

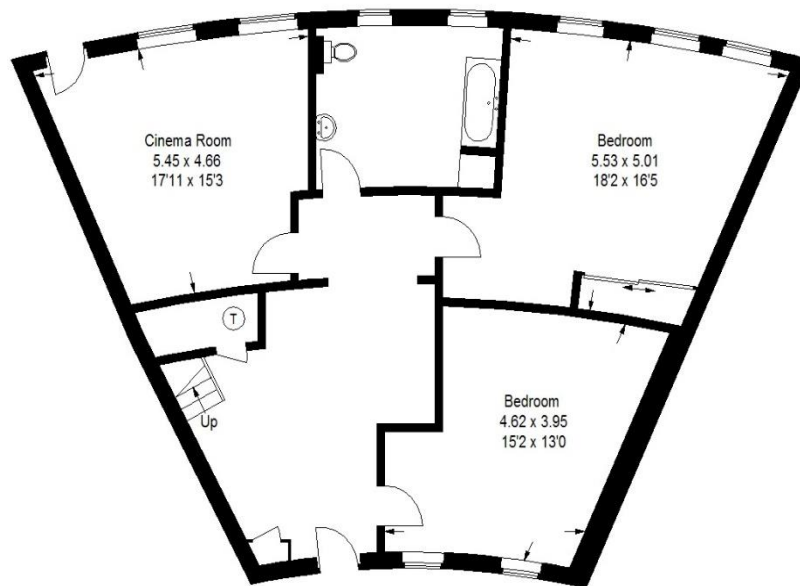
Approximate Gross Internal Area
 Lower Ground Floor = 106.3 sq m / 1144 sq ft
 Ground Floor = 106.7 sq m / 1149 sq ft
 First Floor = 106.0 sq m / 1141 sq ft
 Second Floor = 57.4 sq m / 618 sq ft
 Total = 376.4 sq m / 4052 sq ft



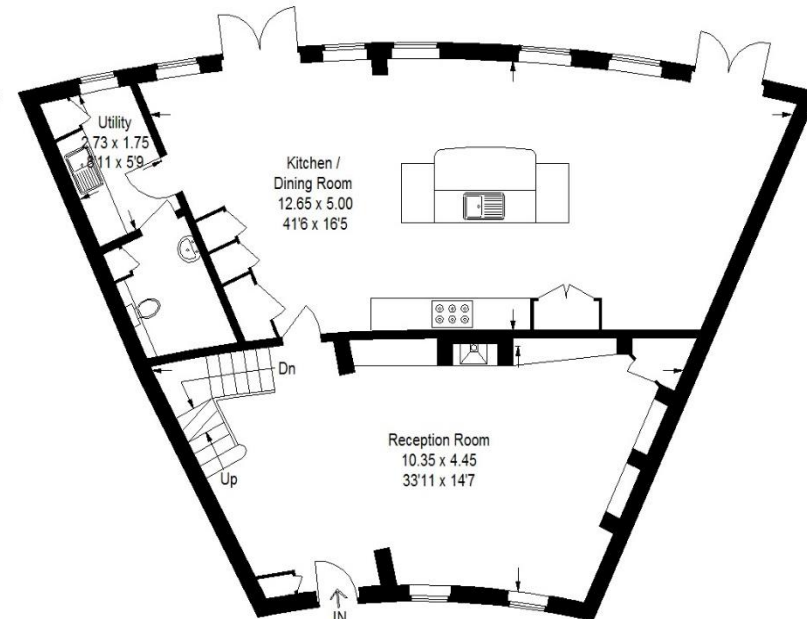
First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

This exclusive development of homes in prime uphill Lincoln, is very discreetly located behind secure electric entrance gates opposite Bishop Grosseteste University on Newport.

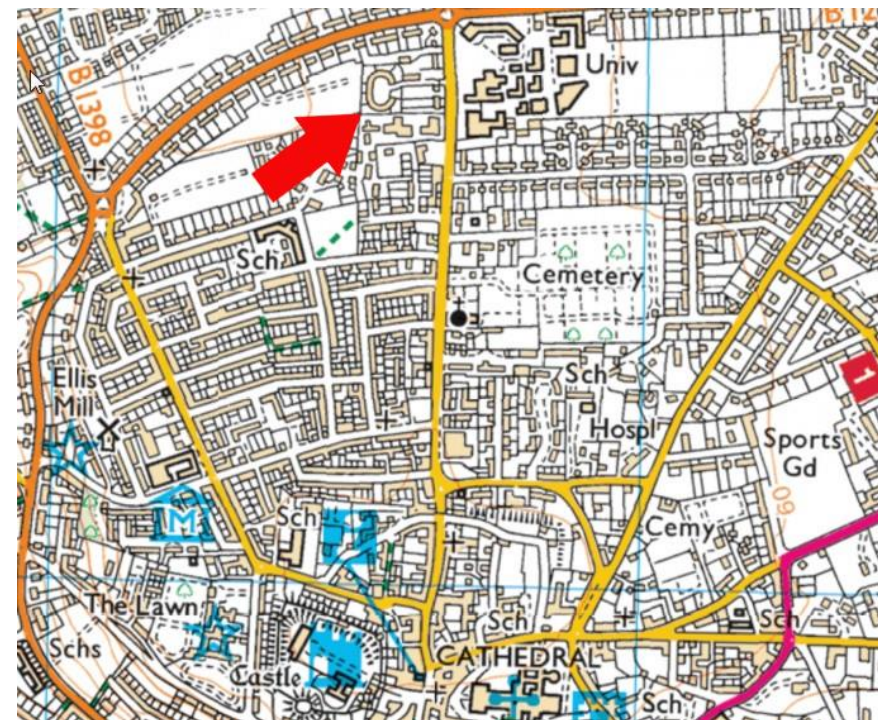
The tree lined driveway runs down into the wonderful central quad from where there is a panoramic view over this stunning neo-Georgian crescent of prestigious homes. Shelley Place stands at the southern end of the quad outside of which there is a parking space for the residence. There is also vehicular access through the adjoining passageway in the crescent through to the private car parking courtyard providing a further car parking space adjoining the western boundary of the property and the rear entrance gate to garden. The garden has been very pleasantly landscaped with a formal area of lawn, large area of paved patio, ornate railings around the light well down to the basement area with wall and panelled fencing to the boundaries as appropriate. The French doors in the Living Dining Kitchen provide the occupants with direct access into the garden. There is a drystone wall screen for bin storage and exterior light fittings.

THE AREA

The Colosseum is just 0.5 of a mile/ten minute walk for many from the walk or bike ride away from the historic cathedral quarter which forms the cultural heart of the city with the attractive Bailgate shopping area, the historic Cathedral, Lincoln Castle with its Magna Carta and Prison Museums and of course the iconic Steep Hill running down into the city centre.

In uphill Lincoln, there are within walking/cycling distance, well respected public and private nursery, primary and secondary schools, as well as Bishop Grosseteste University; and excellent recreational facilities with hockey, cricket, squash, bowls and tennis clubs close by and Lincoln County Hospital. Downhill is the city centre and its comprehensive range of shopping and social facilities and Lincoln University set around the Brayford Pool Marina.

The new eastern city bypass is now open and provides very quick access to routes south of Lincoln to a number of RAF airbases in the region, Sleaford and Grantham. The northern A46 northern relief road connects to the A15 running north up to the M180, as well as out southwest to the A1 at Newark with its high speed rail Lincoln to the capital. Also Lincoln station offers direct daily trains to London Kings Cross (approx. 2hrs).



Lincoln City Council – Tax band: G

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

43 Silver Street, Lincoln. LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 24.1.2025

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

