



The Old Bakehouse
2A Hereward Street, Lincoln. LN1 3EW

BELL



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The Old Bakehouse is a three bedroom, detached house situated in the popular Uphill area of the city, within close proximity to the Cathedral & Castle district.

The property has undergone a scheme of refurbishment and includes lounge diner, kitchen, main bedroom with Juliet balcony, two further bedrooms and bathroom. There is also an integral single garage suitable for a small vehicle or provision of storage space.

ACCOMMODATION

Entrance Lobby having uPVC main entrance door and glazed inner door through to:

Good size Lounge Diner having a southerly aspect; staircase up to first floor, chimney with fireplace (closed) having attractive moulded pine surround, radiator, and wall light fittings. Pine panelled door through to:

Kitchen having a southerly outlook over the old baker's yard and easterly view across Hereward Street; a good range of contemporary style fitted base, drawer and wall units, work surface area with single drainer 1 1/2 bowl stainless steel sink inset with to one side storage alcove beneath, large larder cupboard unit. The work surface extends across the wall with room for appropriate kitchen/laundry white goods, a brushed steel oven below, brushed steel five ring gas hob to surface with accompanying splash back and a cooker hood above. A further small area of fitted work surface is set to one end of the room with cupboard space below. Painted tiled floor, tiled splash backs to most fitted work surface areas, radiator and ceiling spotlight fitting. Door through to:

Integral Garage with bifold entrance doors to street, wall mounted Glow Worm gas fired central heating boiler to one corner.





This small city garage also offers great potential for conversion into additional ground floor accommodation, subject to all necessary consents.

First Floor

Landing with two accesses to roof space and radiator.

Bedroom having built in clothes closet to one corner, connecting door through to adjoining bedroom and radiator.

Bedroom having a pleasant southerly aspect and radiator, with connecting door through to

Bathroom having panel bath across one wall with accompanying shower fitting and full height wall tiling above, wash hand basin and low-level WC. Tiled splash back to all walls to at least dado rail height, radiator and extractor vent.

Bedroom 1 attractive feature bedroom with French doors providing access to the balcony overlooking Hereward Street to the west; high vaulted ceiling level with mock pine ceiling beams, deep built-in wardrobe space to one corner and two radiators.

OUTSIDE

There is pedestrian access to the property from the roadside across the Old Baker's yard.

NOTE: The courtyard area to the side of the property is not in the ownership of The Old Bakehouse and is therefore not available for off street parking.

Lincoln City Council – Tax band: A

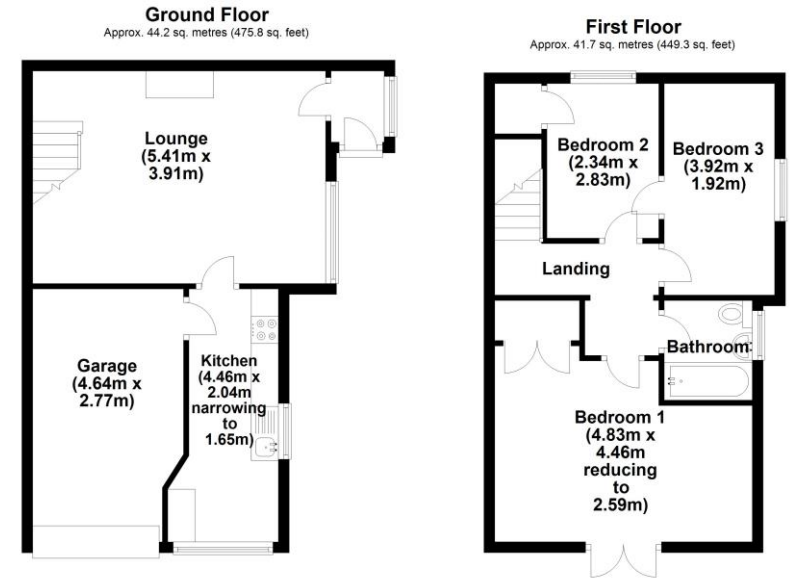
ENERGY PERFORMANCE RATING: D

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
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Total area: approx. 85.9 sq. metres (925.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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