2A Robey Street
Lincoln. LN5 8AU

BELL

2A Robey Street
Lincoln

2A Robey Street is a three bedroom, red brick, bay fronted, semi-detached family residence set back from the road and accessed via a shared private driveway with No. 2B having gated entry with signage for both properties. The driveway is lined and landscaped from both sides.

The well presented and appointed accommodation has a sumptuous ‘Art Deco’ feel to shower room, feature walls, hardwood flooring in living area. The garden has low maintenance in mind with addition of BBQ area.

ACCOMMODATION

Entrance Hall with dark wood flooring and a built-in front floor mat, carpeted staircase with handrail and huilt in under stairs storage cupboard, coat hooks, radiator, ceiling light. Door to:

Open-Plan Living Room & Kitchen spacious, light-filled reception room with north-facing bay-style window; feature wall and hardwood flooring to lounge, decorative ceiling lights in black and gold tone, electric remote-controlled blinds.

Kitchen area (rear/south side) includes south-facing window and double-glazed door to the garden; solid wood countertops with contemporary white cabinetry, black composite dual-basin sink with modern mixer tap and drainer on the right, Bosch gas hob and AEG electric oven. Central kitchen island with curved wood worktop and breakfast bar seating, tiled backsplash in warm rustic tones, black floor tiles and stylish three-bulb pendant lighting above the island.

Downstairs Shower Room appointed to a high standard comprising; walk-in shower enclosure with sliding black-framed glass door and dual shower heads (rainfall + handheld), wall mounted wash basin with deep drawers and digital LED mirror with demister adjustable RGB light above, WC with concealed cistern in wooden accents. Exposed original brickwork section from previous extension, fully tiled walls and floor in a rich wood-effect finish, green herringbone tiled feature wall adds contrast and colour. Ceiling clad in natural timber slats with exposed beams and spot lighting, co-ordinating tall storage cabinet, vertical black radiator, underfloor heating and an automatic ventilation fan that activates with the lights

First Floor

Landing being fully carpeted in soft grey, matching all three bedrooms, south-facing window for additional natural light, decorative ceiling light fixture. Storage room with deep shelves

Bedroom 1 with north facing outlook, generous double bedroom with a wide bay-style window, large mirrored sliding wardrobes built into the far wall, feature wall mural of a New York skyline, radiator and hanging ceiling light.

Bedroom 2 with north facing aspect; a good-sized single bedroom with built-in loft access (with pull-down ladder) to fully boarded loft, shelving and a recessed wall cupboard, radiator and hanging ceiling light.

Bedroom 3 with east facing aspect; a compact single bedroom with wooden flooring, offering space for single bed and drawers, radiator and hanging ceiling light.

OUTSIDE

There is a well maintained gravel driveway situated to the front of the house providing ample off- street parking, fitted with EV charging point, with access to a single garage to the rear.

The rear garden is compact and south facing and is accessed via the kitchen and the rear of the Single Garage with internal WC facility,

Combi-boiler for heating, full-length built-in storage cupboards with sliding doors, gas meter reader and rear pedestrian door.

The garden space is enhanced with flowerbeds and potted herbs, there is a small BBQ area and seating area with bench, decorative outdoor lighting. Gravel, concrete and Astro turf surfaces, wall mounted security lights. Ideal for low maintenance outdoor enjoyment.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

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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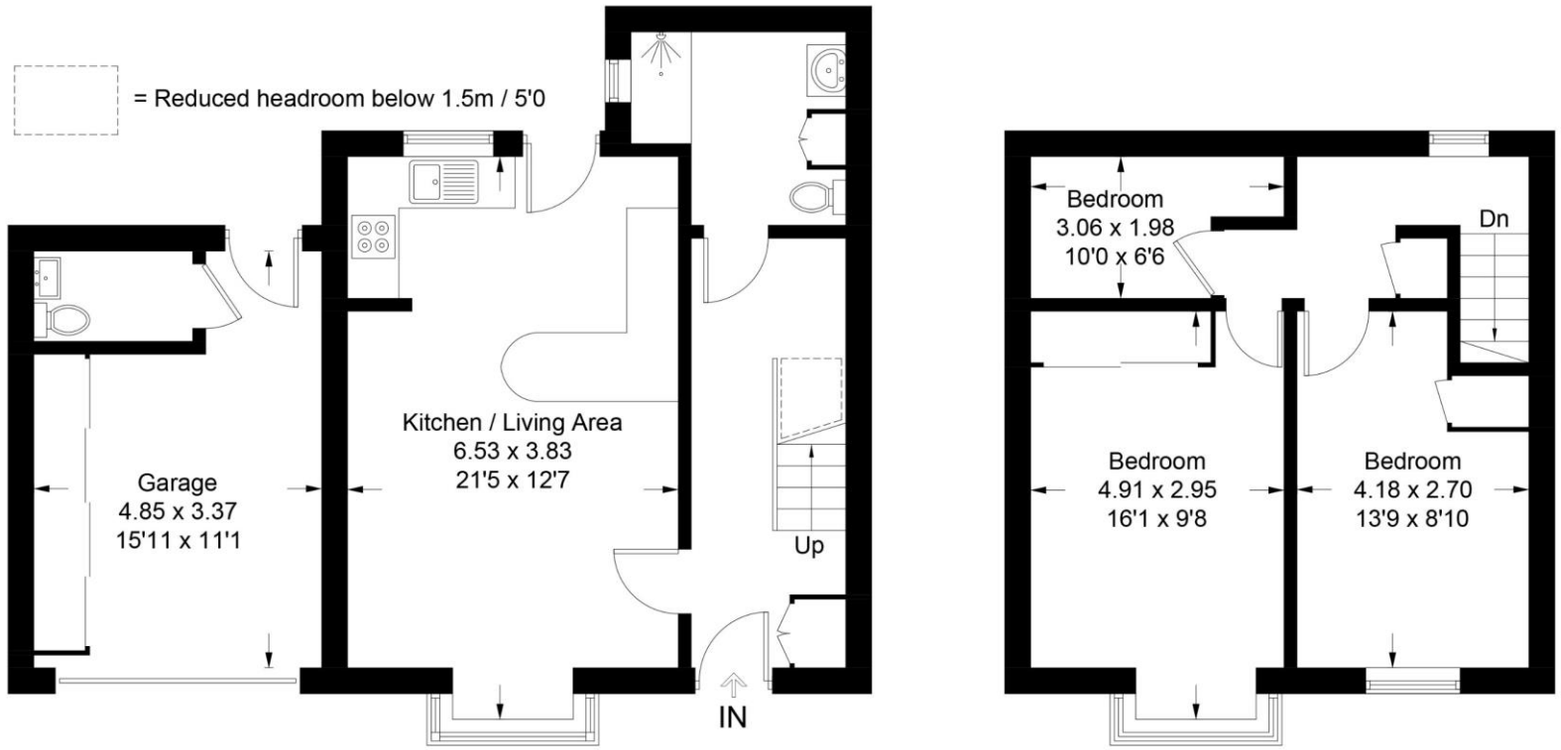
2A Robey Street

Approximate Gross Internal Area
Ground Floor = 39.2 sq m / 422 sq ft
First Floor = 35.3 sq m / 380 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 90.9 sq m / 978 sq ft



Ground Floor

First 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.

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