



29 Riseholme Road
Lincoln. LN1 3SN

BELL





29 Riseholme Road Lincoln

This is a very well presented, detached family residence, situated in the uphill area of the city, close to the historic Castle & Cathedral district, within easy access to the city centre and A46 bypass providing routes to other areas of the city, surrounding villages and the A1.

The property provides ample off street parking to the frontage and access to the integral garage. There is a good size rear garden together with an exterior home office/leisure space.

A formal viewing is highly recommended.

ACCOMMODATION

Open Entrance Porch with tiled floor and attractive obscure double glazed front entrance door through to:

Entrance Hall with return staircase up to first floor, good size built-in under the stairs storage cupboard, a built-in cloaks cupboard, tiled floor, and radiator. Door through to:

Living Dining Kitchen having a very pleasant westerly outlook over the rear garden; an attractive contemporary design style range of fitted base, drawer and wall units, oak work surfaces, Belfast sink with incised drainer inset with room for washing machine beneath. The fitted work surface extends around the adjoining walls, with an exceptionally generous range of drawer and cupboard space, deep pan drawers and a wine cooler (needing attention) beneath; space between units for a range style cooker with splashback and accompanying range master cooker above on either side range of general storage and China cabinets.





There is an attractive central island with oak fitted work surface and pull out basket drawers, general drawer and cupboard space beneath. A large alcove is set to one corner of the room providing space for a large American style fridge/ freezer with water feed. Tiled splash back to all fitted work surface areas, tiled floor, radiator and inset ceiling spotlight fittings. There is a very good size dining area, door through to utility room/rear entrance lobby and two sets of double doors providing access through to:

Sitting Room providing a quiet retreat to the house, very attractively presented having chimney breast with attractive fireplace housing fitted gas fire with Victorian style moulded cast iron back and accompanying moulded pine fire surround, tiled hearth, coving and radiator. Double doors through to:

Family Room a delightful reception room with a very pleasant view from the bay window out over the front driveway and entrance into the property off Riseholme Road; fireplace having Victorian style cast iron moulded back with tiled cheeks, moulded pine surround and tiled hearth. Coving, two radiators and wall light fittings.

Utility/Rear Entrance Lobby having space for laundry appliance and an upright fridge/freezer as required; tiled floor and inset ceiling spotlight fittings. uPVC obscure double glazed rear entrance door to grounds, service door through to adjoining garage and door to:

Cloakroom comprising low level WC, cantilevered small wash hand basin, tiles floor and inset ceiling spotlight fittings.

Integral Garage of good proportions, having electric roller blind door, service door to rear, solar Voltaic panel switch gear inclusive of the three SYNK battery power storage units, and fluorescent lighting strip.

First Floor

Half Landing with a westerly outlook down over the driveway and beyond to Riseholme Road.

Main Landing enjoying a westerly aspect; built-in airing cupboard containing the insulated hot water cylinder, and access to roof space.





Bedroom with a feature bay window providing a very pleasant view down over the driveway to the front of the property and across to the Riseholme Road street scene; fitted wardrobe and cupboard space to one wall, and three radiators to the bay window.

Bedroom with an easterly view down over the rear of the property; coving and radiator.

Family Shower Room having fitted shower cubicle to one side with shower fitting, cantilevered wash hand basin and low level WC. Wood style laminate flooring, coving, tiling to all walls to full height, radiator and inset ceiling spotlight fittings.

Bathroom of excellent proportions with a spa style bath to a wall, corner shower cubicle with appropriate shower fitting, cantilevered, contemporary design style wash hand basin and low level WC, Wood style laminate floor covering, tiling to full height to all walls, design style radiator/towel rail, coving. inset ceiling spotlight fittings and extractor vent. Door through to:

Principal Bedroom enjoying excellent views to the east and west looking over the grounds; extensive Howdens contemporary style fitted wardrobe space to one wall, and an eye catching contemporary style vertical radiator.



29 Riseholme Road

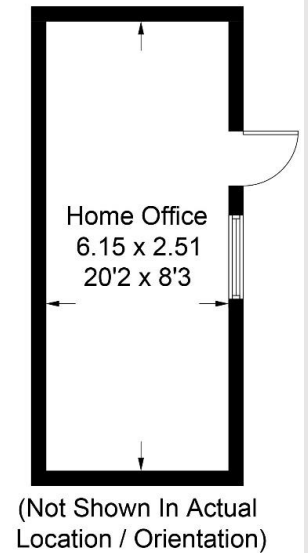
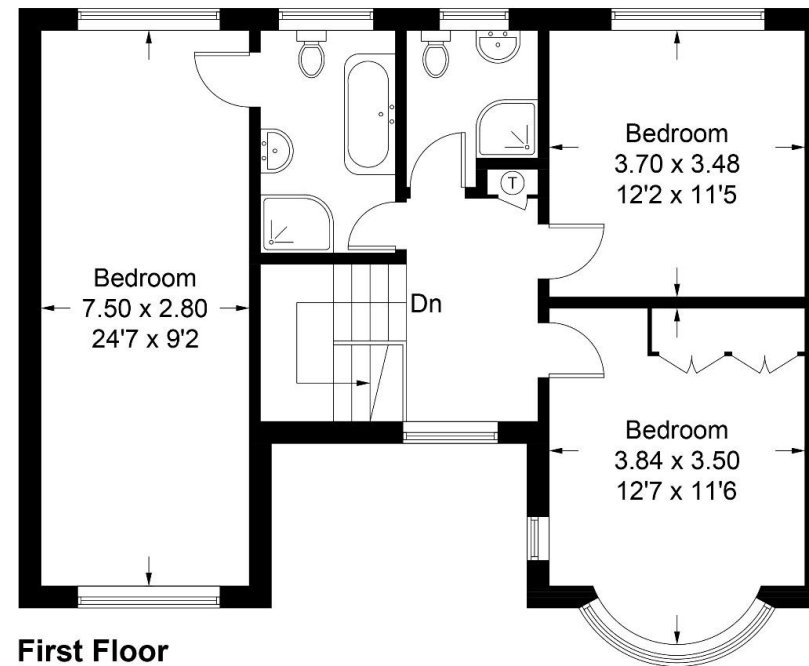
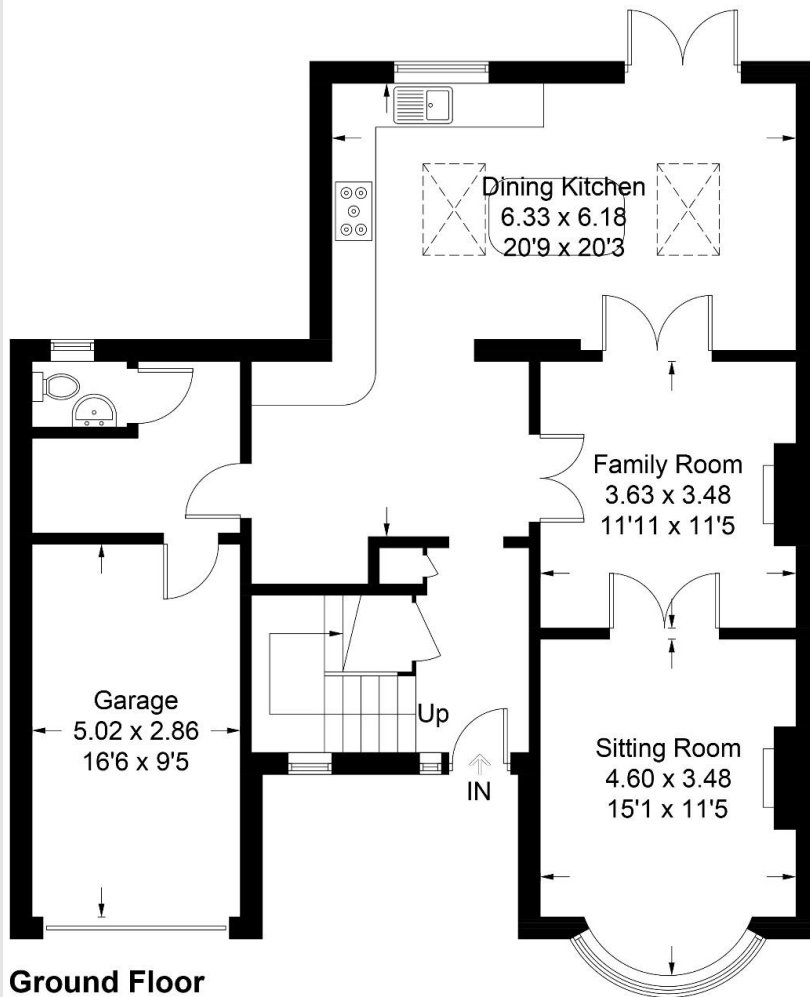
Approximate Gross Internal Area

Ground Floor = 96.0 sq m / 1,033 sq ft

First Floor = 71.5 sq m / 770 sq ft

Home Office = 15.4 sq m / 166 sq ft

Total = 182.9 sq m / 1,969 sq ft



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

The house stands in a prominent position on Riseholme Road close by the entrance to Yarborough School student accommodation of nearby Bishop Grosseteste University. Very well presented block paved driveway providing more than ample parking for both family and visitors as well as access to the integral garage. To one side near the entrance of the garage, there is a Pod point Solo EV 7 kW charging point and a separate outside power point. The house stands well back from the roadside with pathway running down behind mature privet hedging to the road frontage area, containing lavender and other shrubs. From the driveway at the south western corner, the house pathway has a gateway which leads through to the rear. The rear garden has good proportions and will please many active families being well enclosed to the boundaries by predominantly panel fencing. A paved pathway adjoining the rear elevation of the house on to which the French doors of the dining kitchen open. Set along the eastern and northern boundaries there is a very good size raised timber deck with balustrade. Set to the south eastern corner of the garden a large **Summerhouse** with integral store and a useful garden storage shed set to one side of the deck.

There is also a large detached **Home Office/Leisure Room**, the former garage to the property prior to the house extension, having been converted to an excellent standard with high vaulted ceiling level, wood style laminate flooring, uPVC obscure window, air-conditioning unit and ceiling spotlight fittings. **NOTE:** The clients had plans drawn and approved on planning for the building to be integrated with the main accompanying of the house.

There are exterior light fittings and an outside water tap.

Lincoln City Council – Tax band: C

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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