



White House
St. Georges Lane, Riseholme, Lincoln. LN2 2LQ

BELL





White House

St Georges Lane, Riseholme

A Distinguished 1930s Family Residence in a Prime Setting

This substantial five-bedroom detached residence (GIFA 3,143 ft² /282 m²), dating from the 1930s, offers a rare combination of character, space, and setting, standing within delightful, generous and private grounds of 0.38 of an acre (STS). Positioned along the highly sought-after St George's Lane, the property enjoys sweeping views across rolling open countryside, providing an exceptional backdrop for family living.

Perfectly situated between city and countryside, the home lies just a hundred yards from the A15/A46 junction, with easy access to Riseholme Road and into Lincoln's historic uphill district. The Cathedral City offers a wide range of shopping, cultural, and leisure amenities, as well as well-regarded schools and Lincoln University, making this an ideal location for families and professionals alike.



ACCOMMODATION

Entrance Hallway with very attractive studded oak panelled front entrance door, 1930s period staircase up to first floor, built in cloaks cupboard, built-in under stairs storage cupboard, picture rail and radiator.

Downstairs Shower Room comprising shower cubicle set across one wall with Aqualisa shower fitting and accompanying white tiling to full height, pedestal wash hand basin, low level WC, tiled floor, radiator and extractor vent.



Storeroom/Darkroom ideal for general storage having fitted work surface area with single drainer stainless steel sink unit inset with cupboard space with wall units above, fitted shelving, further built in storage space to one side; tiled floor.

Old Dining Room having a very pleasant southerly outlook over the front garden; old serving hatch to one corner, fireplace set to one corner (closed), picture rail and radiator.

Sitting Room having a southerly view out over the delightful front gardens and to the west over the driveway and the garage; chimney breast having an attractive 1930's style brick featured fireplace with a tiled hearth, fitted shelf space to wall side of chimney breast, further fitted shelf space with cupboard space above to one corner, coving and two radiators. Glazed double doors through to:

Family Room enjoying a delightful view from the French doors out over the rear gardens; chimney breast with fireplace having a fitted gas fire with marble styled hearth and back and accompanying oak featured fire surround; coving and radiator.

Home Office with a marvellous view out over the rear garden and beyond the boundary to adjoining countryside; extensive fitted shelving, coving, tiled floor and radiator.

Substantial Living Dining Kitchen having a wonderful northerly outlook over the rear grounds with a glimpse of countryside beyond the rear boundary hedge; an extensive area of fitted oak kitchen units comprising; single drainer, one and a half bowl stainless steel sink unit with cupboard space and room for a dishwasher beneath, adjoining fitted work surface on one side extending around the adjoining wall with drawer and cupboard space, room for appliances below and wall cupboard unit to one end. The work surface extends around the adjoining wall, with cupboard and drawer space, brushed steel four ring gas hob with concealed cooker hood above, wall cupboard space set on either side, built-in brushed steel double gas oven to one end with cupboard space above and below. Coving, tiled floor, two radiators, fluorescent lighting strips and wall light fittings. Obscure double glazed uPVC side entrance door to grounds and glazed panel door through to:

Laundry Room well appointed with work surface areas to both sides of the room, single drainer one and a half bowl stainless steel sink unit inset with base and wall units, room beneath work surface for appropriate laundry white goods, shelving and tiled splash backs. Tiled floor and door through to:

Side Entrance Lobby with exterior door providing access to the grounds in the east of the house.





First Floor

Landing with built in airing cupboard to one wall, a built in wardrobe, access to roof space, picture rail, and two radiators.

Bedroom having a lovely southerly outlook over the rear garden and beyond adjoining fields; built-in wardrobe space to one corner, fitted wash area with pedestal wash hand basin and tiled splash back to dado rail height, fitted wardrobe space on either side, picture rail and radiator.

Bedroom with a delightful southerly view down over the front garden and beyond to adjoining countryside towards Lincoln; small storage cupboard to one corner, picture rail and radiator.

Principal Bedroom having a delightful southerly outlook over the front of the property and beyond to adjoining countryside together with westerly view over the driveway and neighbouring homes; extensive fitted wardrobe space across one wall, picture rail and two radiators. Door to:

En-suite Bathroom having view out across the rear garden with glimpse of countryside through the trees to the north; sloping ceiling in part, corner bath with mixer tap/shower attachment, pedestal wash hand basin and low level WC. Access to roof space to corner, tiling to at least dado rail height about suite area, radiator and extractor vent.

Box Room providing easy access for family storage.

Bedroom having a nice aspect; radiator and extensive fitted shelving.

Family Bathroom having a panel bath set to one wall with tiled splash back above, pedestal wash hand basin with tile splash back and low level WC. Built-in linen cupboard to one corner coving, radiator and extractor vent.

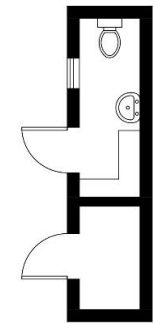
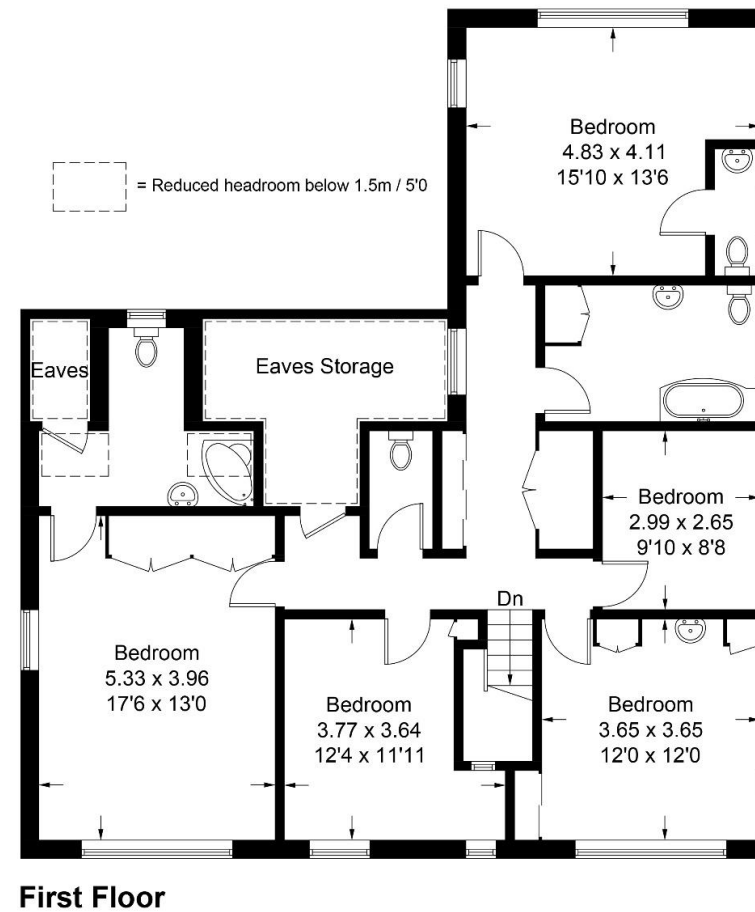
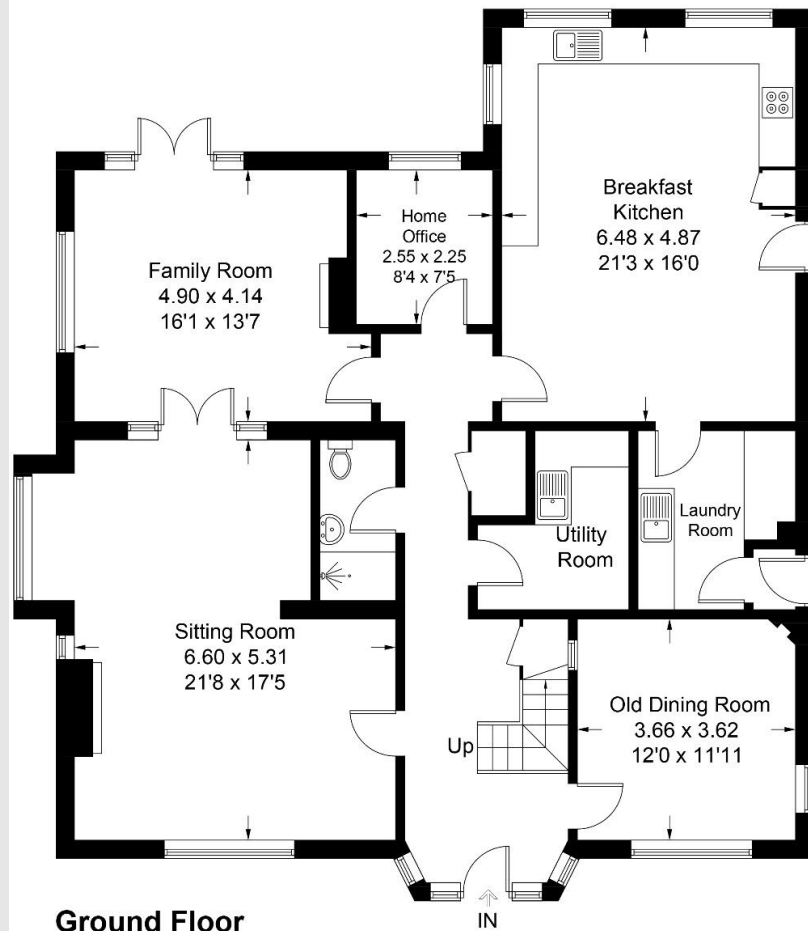
Bedroom with a westerly view out over garden in part; under delightful view into the garden beyond to gently rolling Lincolnshire countryside; picture rail and radiator. Door through to:

En-suite Washroom comprising pedestal wash hand basin with splash back, low level WC, coving and radiator.

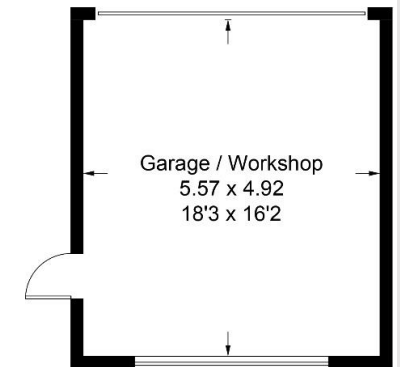


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Approximate Gross Internal Area
 Ground Floor = 146.6 sq m / 1578 sq ft
 First Floor = 112.0 sq m / 1205 sq ft
 Outbuildings = 31.8 sq m / 342 sq ft
 Total = 290.4 sq m / 3125 sq ft
 (Excluding Eaves Storage)

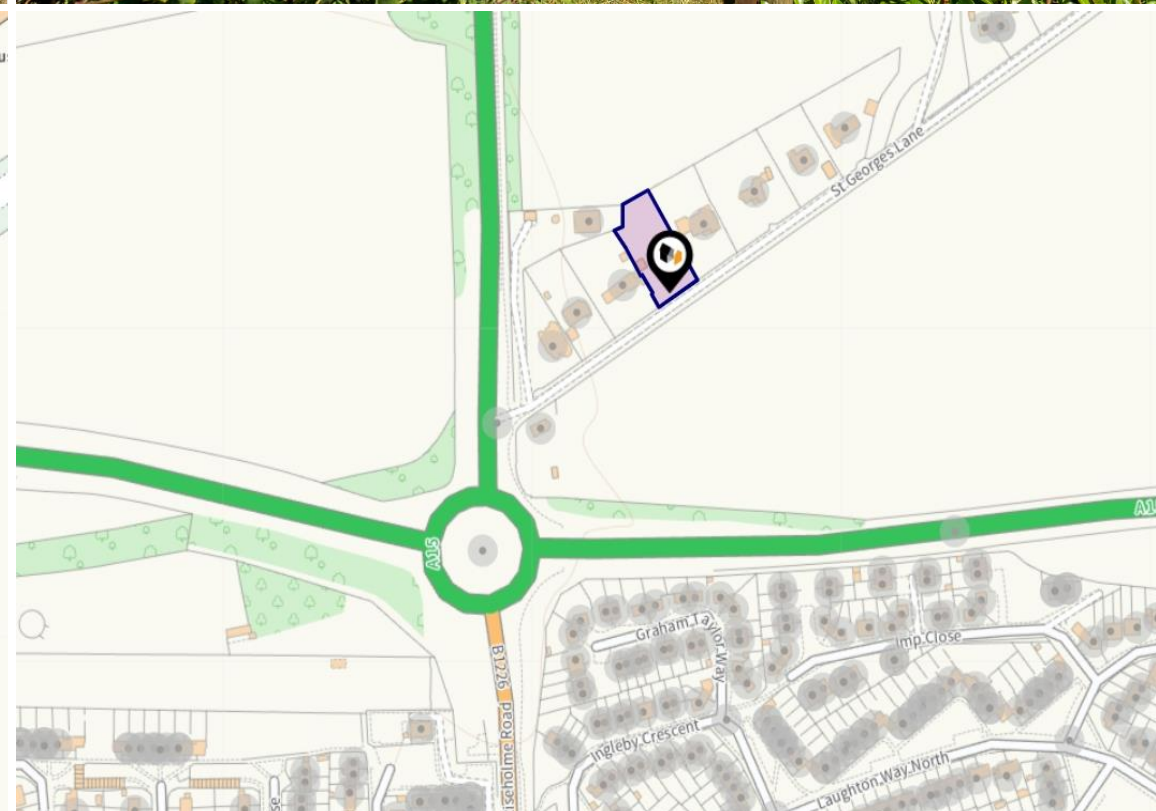


(Not Shown In Actual Location / Orientation)



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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 substantial grounds extending to 0.38 acre (sts) approached from St George's Lane through ornate metal double gates with a tarmac driveway sweeping into the grounds to provide more than adequate parking for both family and visitors as well as access to the detached **Double Garage** with electric up and over door, light and power.

The front gardens are attractively landscaped with a good size area of formal lawns, extensively stocked flowerbeds and borders containing a wide variety of attractive shrubs and flowering plants including roses, hydrangea, sedum, ornamental shrubs, fuchsia to name but a few. Sheltering cherry trees and a holly tree to front grounds and to mature hedge line to the lane frontage which helps to ensure good privacy for the home.

The good size rear garden has been landscaped with a large area of formal lawn, cherry, apple, plum and pear trees inset, shaded on one side by cedar tree. Adjoining the rear elevation of the house is a good size patio terrace onto which the French doors of the family room open, with a further paved patio set along the eastern boundary from which to take in very pleasant view of the grounds as a whole. There is a useful garden greenhouse and an attractive lodge style **Summerhouse** set to the western boundary. The grounds as a whole are surprisingly private for the location being enclosed by fencing and hedging is appropriate.

Set to the rear the line has been well maintained down to a level which provides a most attractive view out over the gently rolling countryside to the north.

Set down the eastern elevation of the house is a patio area onto which side entrance door to living dining kitchen has access; a range of outbuildings comprising of general store and an outside gardeners Toilet with low level WC and wash hand basin. There are two outside water taps and outside light fittings.

West Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: D Mains water, electricity, gas. Private drainage system.

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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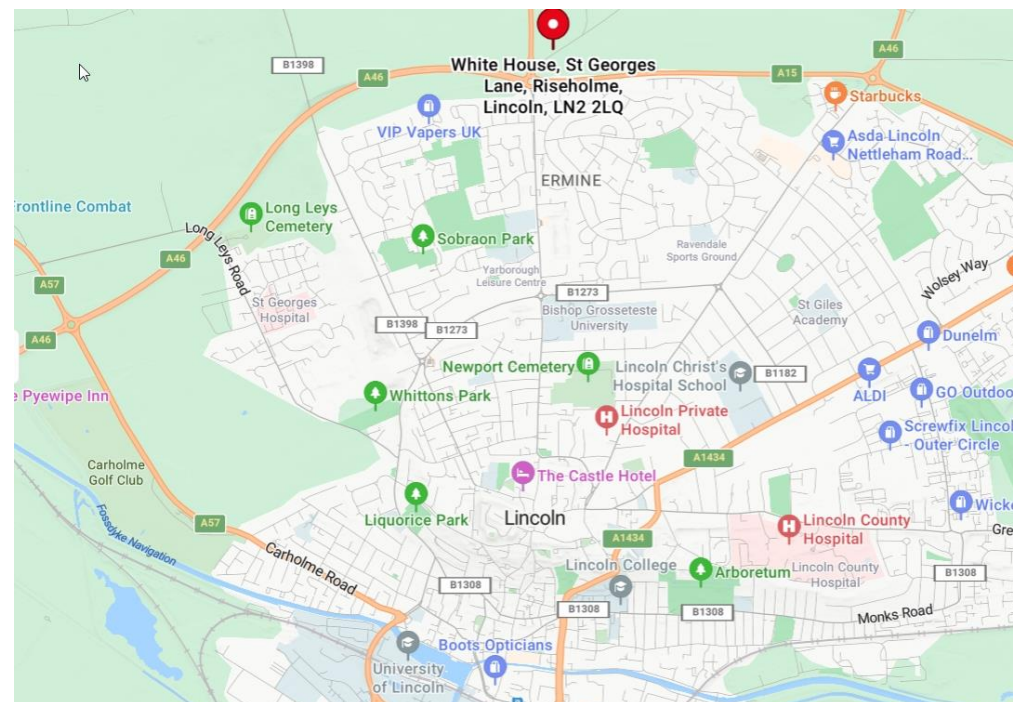
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Brochure revised 11.7.2025

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