



Beechcroft
St. Georges Lane, Riseholme, Lincoln. LN2 2LQ

BELL





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St. Georges Lane, Riseholme

This is a genuinely outstanding and substantial five-bedroom detached residence (GIFA 2,544 / 236 m²), standing within delightful private landscaped grounds extending to 0.34 of an acre (sts), located in a sheltered and exclusive country setting, whilst only a 5-minute drive / 1.5 miles from the stunning cathedral in historic heart of uphill Lincoln.

The high-quality contemporary design style appointed accommodation certainly, with the added improvements and presentation quality created by the sellers, certainly catches eye. There is some potential within the layout of the home for the creation of a family annex area if needed, subject to all appropriate consents.

ACCOMMODATION

Front Entrance Lobby with a uPVC double glazed front entrance door, ceramic tiled floor and interior door through to:

Entrance Hall having staircase up to first floor with attractive metal framework to the balustrade, ceramic tiled floor, built in cloaks cupboard, built in under stairs storage cupboard, coving and radiator. Doors through to adjoining kitchen, lounge and to:

Cloakroom having attractive, contemporary appointment comprising; corner wash hand basin with toiletry cabinet below, tiled splash back and vanity mirror unit above and low-level WC with concealed cistern. Ceramic tiled floor, coving, ladderback style radiator/towel rail and inset ceiling spotlight fitting.

Substantial Feature Living Room a wonderful family reception space with a delightful southerly outlook over the landscaped front grounds; fireplace set to chimney breast with a wood burning stove inset on a slate tiled hearth and oak style concrete mantle above. Wood style laminate flooring, coving, dado rail and radiator. Glazed panelled double doors through to dining kitchen and to:



Expansive Family/Leisure Room a very large formal reception room with a delightful outlook from the uPVC double glazed patio door over the rear grounds. There is an extensive range of fitted storage cupboard space and china cabinets with accompanying work surface areas, wood style laminate flooring, Fujitsu air-conditioning unit, radiator, coving and inset ceiling spotlight fittings. Doors through to Garage/Garden Washroom and to:

Sumptuous Dining Kitchen with the Kitchen Area having a most appealing view out over grounds to the rear; quality contemporary design style appointment comprising; work surface areas with single drainer one and a half ball ceramic sink unit inset, a range of base, drawer and wall units to include corner carousel cupboard unit, a tier of four drawers and additional storage cupboard below. Brushed steel featured four ring, gas hob inset to surface with a Haier cooker unit above and wall cupboard space set on either side. There is a built-in brushed steel Neff double oven with accompanying cupboard space above and beneath, a built-in concealed fridge/freezer to one end. The fitted work surface extends around the adjoining wall with concealed Bosch dishwasher, corner carousel cupboard unit, tier of three drawers and further storage cupboard space below; a comprehensive range of wall cupboard space above. Ceramic tiled floor, splashbacks to work surface areas, concealed under lighting to cornices, coving, kickboard LED light fittings and heater, inset ceiling spotlight fittings and a contemporary design style vertical radiator to one corner. Door through to utility room.

There is a large open archway from the kitchen through to the very good size Dining Area having a patio door providing direct access out into the wonderful grounds. There is wood style laminate floor covering and vertical contemporary design style radiator to one corner.



Utility Room of good proportions having a lovely view out over the landscaped rear garden, a good range of contemporary design style fitted units, work surface area across one wall with Franke single drainer stainless steel sink unit inset and room beneath to one side for appropriate laundry appliance. A further smaller area of work surface set to one corner with cupboard space and room for a further laundry appliance below with range of wall cupboard space above. Ideal Logic Plus System 30 gas fired central heating boiler, splash backs to fitted work surface areas in part, ceramic tiled floor, radiator and ceiling spotlight fittings. Obscure double-glazed side entrance door to grounds.

Boot Room with a southerly outlook over the front garden and driveway; single drainer stainless steel sink unit with cupboard space below, wash hand basin and low level WC.



Wall shelving, coving, radiator and inset ceiling spotlight fittings. Door through to adjoining double garage.

First Floor

Landing with two built-in airing cupboards containing insulated hot water cylinders, two accesses into the roof space, coving and radiator.

Guest Bedroom with a delightful view out over the landscaped front gardens and beyond to countryside with a glimpse of Lincoln to the north; built-in wardrobe space with full height dressing mirror panelled doors and an illuminated canopy; glass shelved illuminated wall alcove to one corner with cupboard space beneath, coving, radiator and bedside wall light fittings. Door to:

En-suite Shower Room of good proportions, having contemporary style appointment comprising; corner shower unit with Aqualisa fitting and full height wall tiling, wash hand basin with vanity surround and toiletry cupboard space below and low-level WC with concealed cistern. Tiled floor, coving, wall tiling in part to at least dado rail height to suite area, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Principal Bedroom having a most appealing southerly outlook over the front gardens and beyond to adjoining farmland; fitted wardrobe space across one wall with inset ceiling spotlight fitting illuminating from above, coving and radiator. Door to En-suite Bathroom and open archway through to:

Dressing Room/Former Bedroom (which could be Easily converted back to an independent bedroom as required) benefiting from a southerly aspect; built-in wardrobe space to one corner, coving and radiator. Door to Landing.

En-suite Bathroom appointed to an excellent standard having panelled bath with shower attachment, shower screen panel and full height tiling; pedestal wash hand basin with splash back and mirror doored toiletry cabinet above and low-level WC. Tiled floor, coving, ladderback style radiator/towel rail, electric underfloor heating, wall light fittings, inset ceiling spotlight fittings and extractor vent.

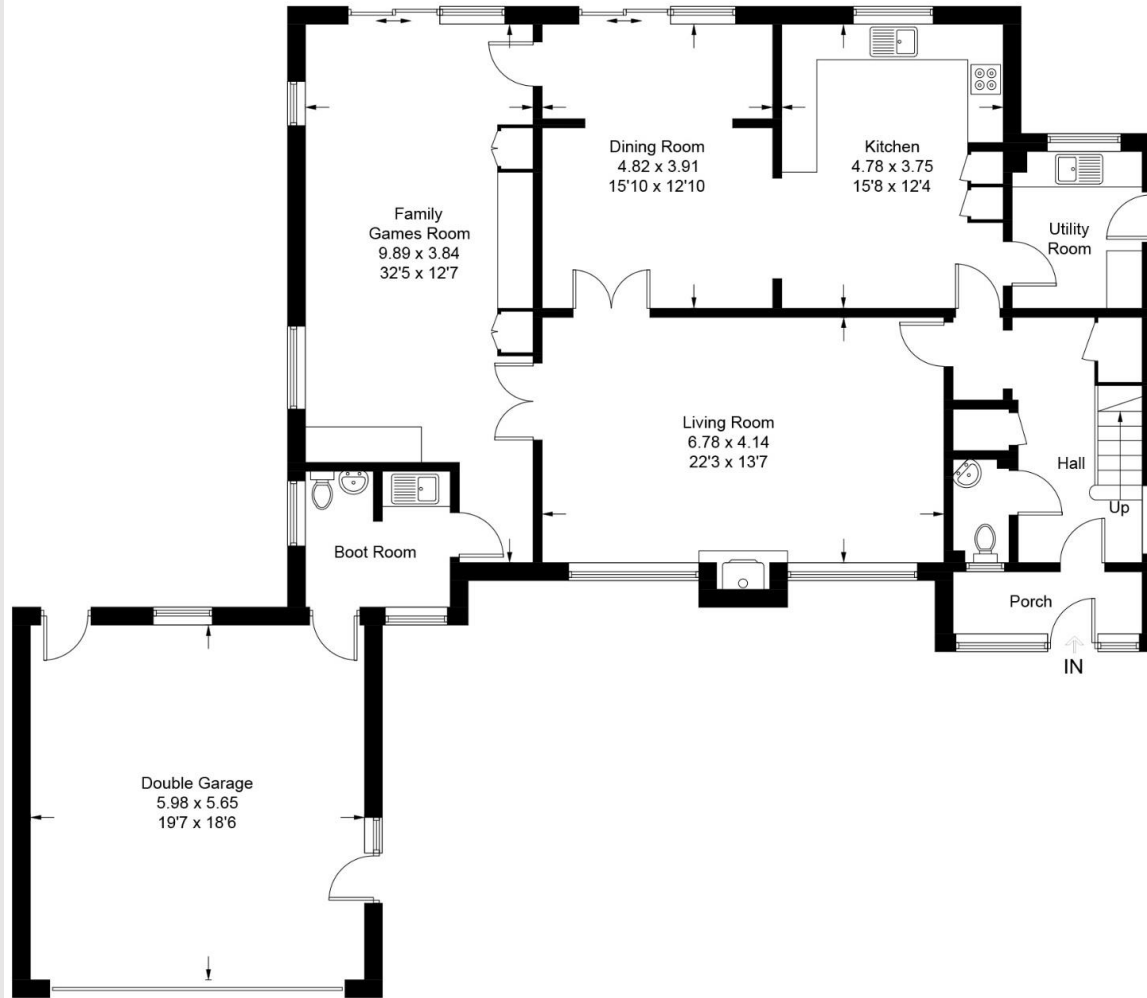
Family Shower Room having excellent appointment comprising; a built-in shower cubicle to one corner with shower fitting and full height wall tiling, pedestal wash hand basin with tiled splash back and toiletry cabinet with vanity mirror above, and low level WC. Tiled floor, coving, wall light fittings, ceiling spotlight fittings and extractor vent.

Cont'd



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Approximate Gross Internal Area
 Ground Floor (Including Double Garage) = 165 sq m / 1776 sq ft
 First Floor = 104.8 sq m / 1128 sq ft
 Total = 269.8 sq m / 2904 sq ft

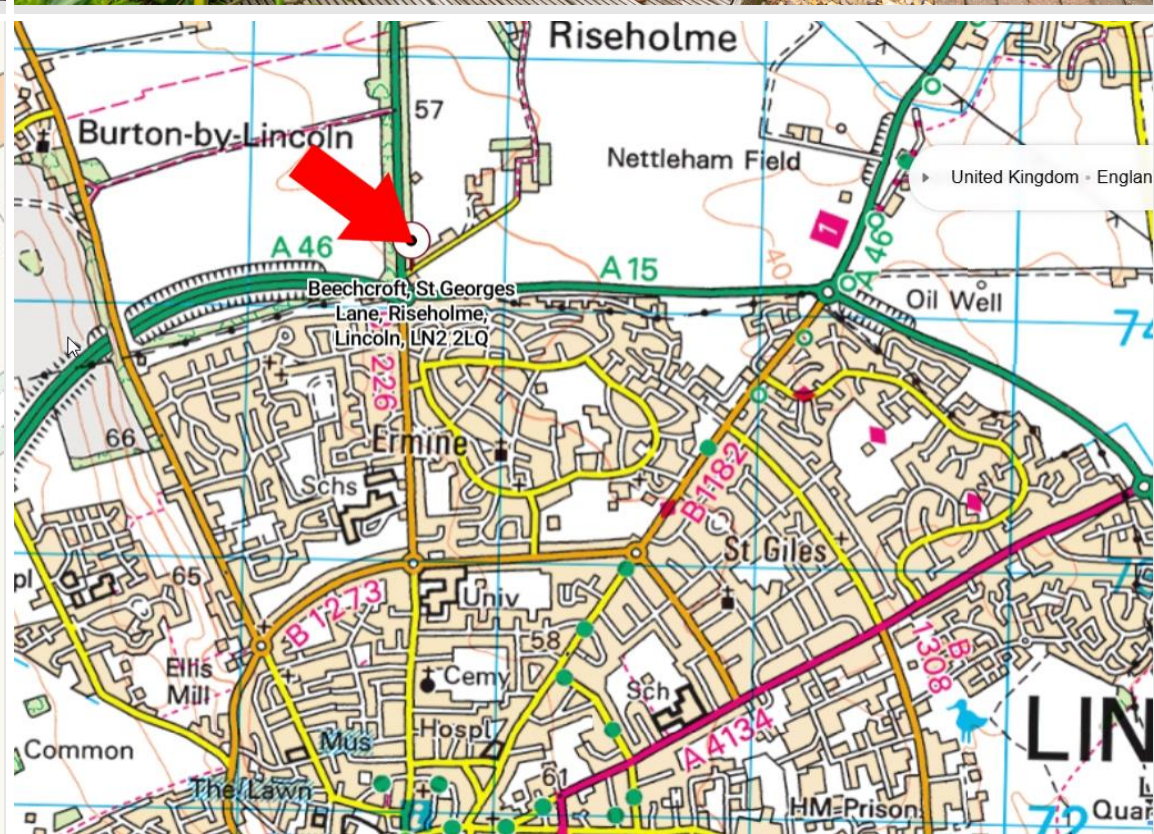
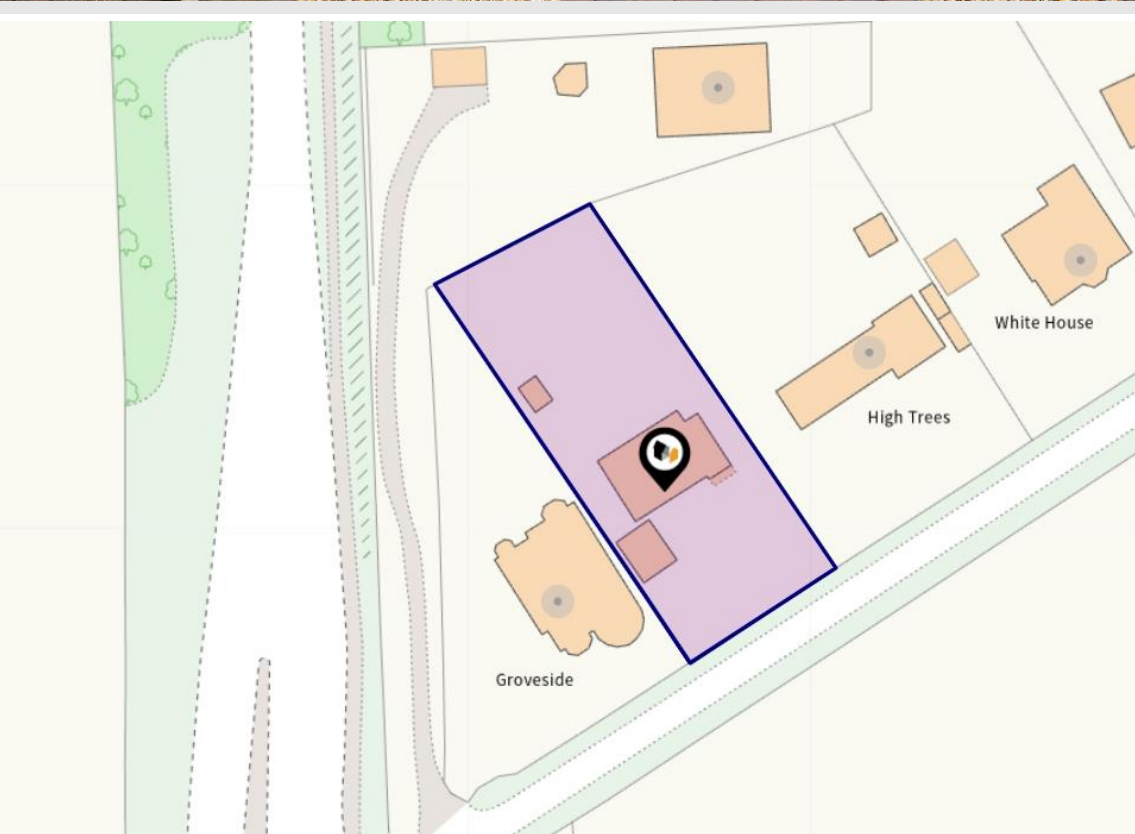


Ground Floor



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.



Bedroom with a marvellous view out over the delightful landscaped rear garden; built-in wardrobe space to one corner, coving and radiator.

Bedroom having a wonderful view to the north over the rear grounds; built in wardrobe space to one side, coving, and two radiators.

Family Bathroom having a good quality suite comprising, corner panelled bath, corner shower cubicle with appropriate shower fitting and full height wall tiling, wash hand basin with vanity top and toiletry cabinet space below and low-level WC with concealed cistern. Tiled floor, tiling to all walls to at least dado rail height, ladder back style radiator/towel rail, coving, inset ceiling spotlight fittings and extractor vent.

Please be advised there are ongoing decorating works, floor tiling and minor repairs to the utility room.

THE AREA

From St Georges Lane there is mile upon mile of county lanes, bridleways and footpaths for the country lover to explore, away from the hub-bub of the city. The property is very conveniently located just a hundred yards from the A15/ A46 bypass roundabout and northern suburbs of the city.

Uphill Lincoln offers an excellent range of shopping and social amenities, which includes popular state and independent nurseries, primary and secondary schools, Bishop Grosseteste University, a leisure centre, as well as thriving Cricket, Hockey, Tennis, Bowls and Squash clubs. The Bailgate shopping district in the Cathedral and Castle district, is full of historic charm and character, as well as restaurants, cafés, quality independent retailers, museums and yet more to enjoy. There is quick and easy access down into the city centre with the ever-growing Lincoln University set around the Brayford Pool Marina.

The A15/A46 bypasses offer speed routes around the city. The A46 dual carriageway runs out southwest to the A1 and Newark with its high-speed rail link to London Kings Cross (circa 90 minutes). There are also direct train services from Lincoln through to London and Nottingham.

OUTSIDE

The property stands on the north side of St. Georges Lane with well-tended mature hedging to the lane frontage. There are double metal gates – one being electric with the other manual, to the coach style in and out entrances onto the attractive ornate set patterned concrete driveway providing more than ample parking for both family and visitors. The **Double Garage** has an electric up and over door, service door to the rear grounds, obscure double-glazed front side entrance door to the front garden and driveway, fluorescent lighting strips and spotlight fittings.

The landscaped front grounds provide the house with the quality setting it deserves. There is a formal area of lawn, with accompanying sleeper raised/low maintenance gravel beds and borders attractively stocked with a cherry tree, hydrangeas, box, palms to name but a few. From the front grounds a metal gateway provides pedestrian access down the eastern elevation of the house where there is a bin storage and useful timber garden shed.

The fabulous mature landscaped rear garden will delight all and provides views over an attractive neighbouring garden. It is well enclosed by substantially panel fencing and hedging to provide very large and private family enclosure to enjoy.

Adjoining the rear elevation of the house there is a good-sized paved area patio onto which the family/leisure room and the dining kitchen have direct access, with accompanying small raised timber seating to one side. To the north eastern corner of the garden is a well-positioned raised timber patio deck from which to enjoy the view back up to the house in the summer months. There is a large area of formal lawn to the centre of the garden around which there is a meandering block paved pathway, having a mower shed and a good-sized greenhouse to one side. The sleeper raised/gravel beds and borders are yet again comprehensively stocked with palms, ornamental ferns and grasses, herbs and yet more. The grounds and house are well lit by exterior feature/security light fittings and there is exterior electric and garden water supply.

West Lindsey District Council- Tax band: G

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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