



Stonefield Lodge

26 Church Lane, Lincoln. LN2 1QR

BELL

ROBERT BELL & COMPANY





26 Church Lane, Lincoln

This is a detached city residence of some considerable character and charm, which certainly catches the eye, very prominently located in this prime uphill residential area of Lincoln only a short walk from the historic Cathedral, Castle, the famous Steep Hill and the Bailgate shopping district.

The building has many distinctive and attractive architectural features including stone mullion windows and a rosemary tiled pitched roof. The lodge has been enlarged in years past to provide a good range of family accommodation which still offers potential for further extension and development in the future, subject to any necessary planning/building consents. The garden is part wall enclosed and extends to in the region of 0.15 acres (STS)

ACCOMMODATION

Feature Entrance Lobby with attractive period panelled front entrance door, tiled floor and hardwood panelled door through to:

Dining Room having a southerly outlook through the railings onto the road frontage across Church Lane; fitted worksurface area across one wall with drawer and cupboard space below and wall cupboard and shelf unit above, attractive Alpine chalet style ceiling canopy, radiator, TV aerial point and power points. Open archway through to kitchen and an attractively detailed Alpine chalet style obscure glazed panelled door with decorative ironwork through to

Breakfast Room with very pleasant views out over the western grounds and driveway adjoining the double garage. There is an attractive Alpine styled ceiling canopy, radiator and power point. Door to staircase up to 1st floor

Kitchen having an easterly aspect and a glimpse of the grounds to the rear; fitted units comprising; single drainer 1 1/2 bowl sink unit inset to work surface with cupboard space and room to one side for a kitchen appliance below.





To the opposite side of sink unit the work surface extends around the adjoining wall with drawer and cupboard space and a New World oven/grill below, New World gas hob to surface and cooker hood with accompanying wall cupboard space set on either side above. Good sized built-in under stairs pantry cupboard, further fitted shelving to one side, tiled splash back to fitted work surface areas and power points.

Hallway with two radiators, attractive Alpine style glazed panelled door to lounge and open archway through to:

Rear Lobby with alcove containing the ideal Mexico gas fired central heating boiler and space for laundry white good. Door through to rear entrance lobby/utility and to:

Cloakroom comprising corner wash handbasin, low-level WC and extractor vent.

Rear Entrance Lobby/Utility having an easterly view across the grounds, fitted work surface across one wall with cupboard space and room for laundry white good beneath. uPVC double glazed panelled door to grounds

Sitting Room of excellent proportions having very pleasant views out over the grounds to the western frontage of the lodge, as well as over the grounds to the rear. Fireplace with a fitted gas fire accompanying tiled hearth and timber mantle above; panelling to walls either side of the chimney breast, three radiators, picture light, wall light fittings, telephone point, TV aerial point and power points.

First Floor

Half Landing with built-in storage cupboard over.

Southern Landing

Bedroom with a southerly outlook across Church Lane and beyond to see a glimpse of the Cathedral; high ceiling level, radiator and power points. Attractive pine panelled door through to small walk in clothes closet.

Bedroom having a northerly outlook over the gardens and driveway to the property; high ceiling level, radiator and power points.





Eastern Landing

Shower Room comprising shower set to one wall with shower fitting and curtain rail above, wash hand basin and low-level WC. Built in airing cupboard to one corner housing the insulated hot water cylinder with immersion heater and radiator.

Master Bedroom of excellent proportions with attractive Alpine chalet styling, an appealing westerly view of the garden and driveway and an easterly outlook down over the rear garden area. Open clothes hanging/wardrobe space, part timber panelling to ceiling and walls, access to roof space, radiator, wall light fittings and power points. Door through to:

Good size En-suite Bathroom having corner shower cubicle with shower fitting and mermaid style wall panelling to full height, panelled bath, bidet, pedestal wash hand basin, low-level WC and radiator.

OUTSIDE

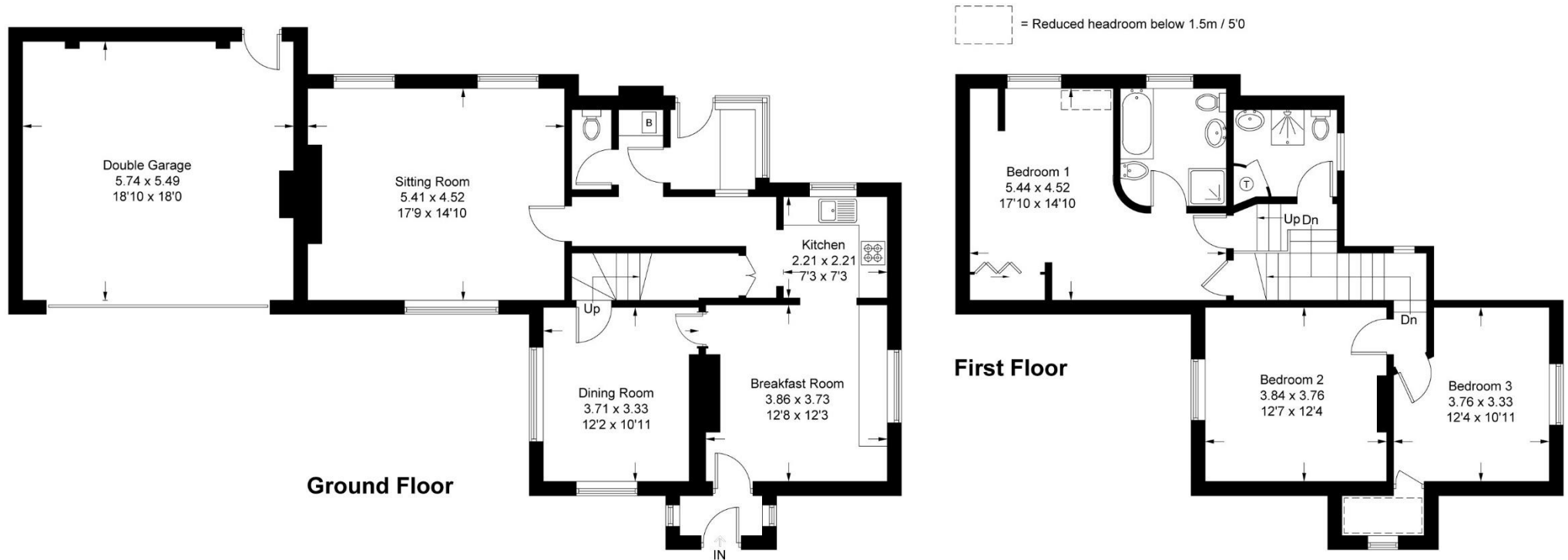
The Lodge stands in a very prominent location, on Church Lane between Northgate and Nettleham Road, and is approached across the driveway entrance down to Lincoln Minster preparatory school. The property has its own good sized private driveway providing more than ample parking for family and visitors as well as access to the Double Garage. The grounds to the Church Lane frontage are railing and wall enclosed with the gardens set about the western frontage being very attractively landscaped with mature ornamental conifers, laurel, buddleia and more.



There is a pedestrian gateway set to the north western corner of the garage which provides access through to the main grounds set to the rear of the Lodge which have been substantially laid to lawn and enclosed by hedging, panelled fencing and wall as appropriate. Set to the southern road frontage wall there is a large concrete and paved patio area from which to enjoy the view over the gardens and from where there is access to the rear entrance door of the lodge and a pedestrian gate providing direct access out onto Church Lane. To the north western corner of the grounds there are two useful garden sheds. Outside light fittings and water tap.

26 Church Lane

Approximate Gross Internal Area
Ground Floor = 77.5 sq m / 834 sq ft
First Floor = 65.7 sq m / 707 sq ft
Garage = 32.2 sq m / 347 sq ft
Total = 175.3 sq m / 1887 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.



THE AREA

The cathedral, the castle with its Magna Carta and Prison Museums and the Bailgate and Steep Hill shopping areas are all within very easy walking distance of the property. Also there are excellent private and public schools, Bishop Grosseteste University and a very good range of family leisure facilities which includes, bowls, tennis, squash, cricket and hockey clubs nearby. It is but a short bike ride downhill into the city centre with its excellent range of shopping and social facilities and the ever growing Lincoln University set around the Brayford Marina.

ENERGY PERFORMANCE RATING:E

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, 43 Silver Street, Lincoln, LN2 1EH.

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