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49 Boultham Avenue, Lincoln, LN5 7XZ



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property it must be


lovelle



Asking Price £161,500



Spacious bay-fronted terrace near city centre and Boutham Park. Three bedrooms, two receptions, kitchen and ground floor bathroom. Enclosed low-maintenance garden with decking and outbuilding. Ideal first-time buy or investment with strong rental potential.

Key Features

- Bay fronted terrace house
- Close to city centre amenities
- Ideal first time buy
- Perfect for investment
- Spacious period property
- 2 reception rooms
- Kitchen & bathroom
- 3 Bedrooms
- EPC rating D
- Tenure: Freehold





Accommodation

This bay-fronted Victorian terrace offers characterful charm and spacious living in a convenient location close to Lincoln city centre and Boutham Park. With three bedrooms, two reception rooms, a fitted kitchen and an enclosed rear garden, the home is ideal for first-time buyers, families or investors.

The ground floor features a welcoming hallway, front living room with bay window, decorative coving and feature fireplace, and a second reception/dining room with views over the rear garden. The kitchen is fitted with oak-style units, a range cooker, and space for appliances, leading to a ground floor bathroom with three-piece suite and shower over bath.

Upstairs, there are three well-proportioned bedrooms, including a spacious main bedroom with built-in shelving and a cast-iron fireplace. Bedroom two is a generous single or small double, and bedroom three offers ideal space for a home office, dressing room or nursery.

Outside, the property benefits from a low-maintenance rear garden, with a paved path, decked seating area, and timber outbuilding with potential for storage or workspace. There's gated rear access and residents' on-street parking to the front.

Entrance Hall

0.96m x 0.95m (3'1" x 3'1")

A compact entrance hall providing immediate access to both reception rooms and the staircase to the first floor. Neutrally finished and functional in layout, with the main entrance door opening directly into this central space.

Living Room

3.63m x 3.46m (11'11" x 11'5")

A bright and welcoming living room featuring a walk-in bay window that fills the space with natural light. This room is finished with wood-effect flooring, neutral décor, and period-style detailing including decorative coving, ceiling rose, and a charming feature fireplace with a timber surround and tiled heart, perfect for creating a cosy focal point. A comfortable and characterful space to relax or entertain.

Dining Room

3.72m x 3.57m (12'2" x 11'8")

A well-proportioned reception room positioned between the living room and kitchen, ideally suited as a dining room or family room. It features a traditional fireplace with tiled hearth and timber surround, wood-effect flooring, and a large rear window that draws in natural light and offers views over the garden. A practical and social space, perfectly placed for entertaining or everyday living.

Kitchen

4.32m x 2.07m (14'2" x 6'10")

A spacious and well-appointed galley-style kitchen, fitted with a generous range of oak-effect units and contrasting black worktops. The space features a stainless-steel range cooker with five-burner hob and extractor hood, complemented by contemporary black metro tile splashbacks. With dual-aspect windows providing excellent natural light, the kitchen also offers plumbing for a washing machine and dishwasher, as well as space for a fridge-freezer. Stylish, practical, and perfectly placed for both everyday cooking and entertaining.

Family Bathroom

1.99m x 1.91m (6'6" x 6'4")

Located at the rear of the property, the bathroom is fitted with a white three-piece suite comprising a pedestal wash basin, WC, and a panelled bath with overhead rainfall shower and additional handheld attachment. The room benefits from built-in shelving for storage, partial wall tiling, and a frosted window for natural light and privacy. A functional and practical space for everyday use.

Landing

2.49m x 0.88m (8'2" x 2'11")

A central and neutrally finished landing providing access to all three bedrooms. Fitted with carpet and a traditional painted spindle balustrade, this space also offers access to the loft via a ceiling hatch. Clean and functional, it forms the hub of the upper floor layout.

Bedroom 1

3.74m x 3.52m (12'4" x 11'6")

A spacious and light-filled double bedroom positioned at the rear of the property. This room features a large window with views over the garden, a central heating radiator, and soft neutral décor. Character touches include a decorative cast-iron fireplace and built-in wall shelving. A generously sized main bedroom, ideal for creating a peaceful retreat.

Bedroom 2

3.46m x 2.01m (11'5" x 6'7")

A charming front-facing bedroom with a bright outlook and plenty of natural light from the large window. Finished with painted timber floorboards and pastel tones, this room is ideal as a child's bedroom, guest room, or study. Neatly proportioned and full of potential to personalise.

Bedroom 3

2.54m x 2.51m (8'4" x 8'2")

A well-proportioned single bedroom positioned at the front of the house, featuring stripped wooden floorboards and a sash-style window. Bright and versatile, it's ideal for use as a guest room, child's bedroom, or home office.

Outside

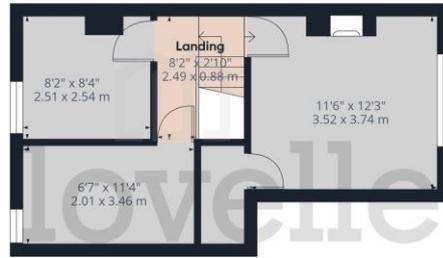
Rear Garden

The rear garden is low-maintenance and well-suited for outdoor entertaining or relaxing. A paved pathway leads through to a decked seating area, ideal for alfresco dining, with space for furniture and a fire pit or chiminea. The garden is enclosed by timber fencing for privacy and includes a useful timber outbuilding with potential as a workshop, home bar, or storage space. There's also gated pedestrian access to the rear.





Ground Floor



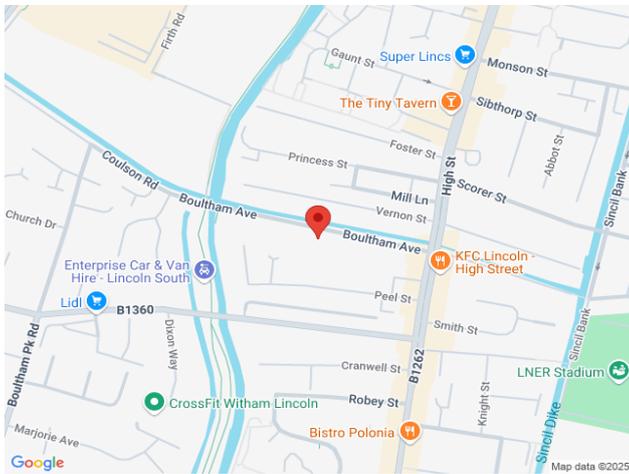
Floor 1

Approximate total area^m
835 ft²
77.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| | 65 | 84 |
| England & Wales | EU Directive 2002/91/EC | |

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