



- Extended Family Home
- Full Of Character & Charm
- Kitchen & Separate Dining Room
- Sought After City Location
- Four Bedrooms
- 26ft Living Room
- Private Enclosed Garden
- Call Today To View!

Carholme Road, Lincoln, LN1 1RU
£290,000





Starkey&Brown is delighted to present this extended four-bedroom terrace property on Carholme Road in Lincoln. The property is full of charm and original features and has been thoughtfully maintained over the years, offering an abundance of versatile and spacious living all within walking distance to Lincoln city centre and local amenities. Accommodation briefly comprises a beautiful stained glass entrance door leading into the entrance hall, immediately setting the tone for the character presented throughout the home. To the front of the property, there is an impressive 26ft living room featuring a log burner creating the focal point and an inviting space for entertainment. A separate dining room, currently being utilised as an office area. To the rear of the property, there is an extended kitchen which has been designed and maintained with practicality in mind and fitted with a range of integrated appliances and benefits from French doors opening onto the rear garden. This bright and sociable space is ideal for everyday living. A convenient ground-floor WC completes the ground floor. Rising to the first floor are four bedrooms, three of which are generous doubles, alongside a further single bedroom and a three-piece family bathroom with a freestanding bath. Externally, there is a private enclosed garden with an excellent degree of privacy, creating a peaceful outdoor space. One of the many standout features of the property is wealth and character, and the original detailing is retained throughout, including the period and traditional features. Carholme Road remains one of Lincoln's most sought-after locations and offers a lifestyle within the city with close amenities such as West Common, local schools, independent cafes and restaurants, and the University of Lincoln. Council tax band: B. Freehold.



Stained glass door leading to:

Entrance Hall

Wood effect flooring and staircase to the first floor. Access to:

Living Room

26' 7" x 12' 7" (8.10m x 3.83m)

Single glazed bay window to the front aspect, a uPVC double-glazed French doors to the rear, a log burner, two storage cupboards, wood effect flooring, a coved ceiling and two vertical radiators.

Dining Room

14' 2" x 10' 9" (4.31m x 3.27m)

Single-glazed sash window to the side aspect, wood-effect flooring, a radiator, and a built-in storage cupboard.

Kitchen

18' 0" x 10' 9" (5.48m x 3.27m)

Having a range of matching base and wall units with wooden countertops, integrated oven, integrated microwave, integrated dishwasher, integrated fridge freezer, four-ring induction hob with overhead extractor fan, a stainless steel sink with mixer tap, space and plumbing for a washing machine, a uPVC double-glazed window to the side aspect, three double-glazed Velux windows and uPVC French doors leading to the rear, tiled flooring, space for dining/seating area, tiled splash back and a radiator.

WC

Low-level WC, a wash hand basin with under storage, a uPVC frosted window to the side aspect, and tiled flooring.

First Floor Landing

Carpeted, LED lighting, loft access (partially boarded and a ladder). Access to the bedrooms and the family bathroom.

Bedroom 1

12' 4" x 11' 3" (3.76m x 3.43m)

Having a uPVC double-glazed sash window to the front aspect, carpeted, a coved ceiling, and a radiator.

Bedroom 2

12' 9" x 12' 6" (3.88m x 3.81m)

Having a uPVC double-glazed sash window to the rear aspect, carpeted, built-in storage cupboards, a coved ceiling, and a radiator.

Bedroom 3

13' 2" x 10' 9" (4.01m x 3.27m)

Extended. Having a uPVC double-glazed window to the rear aspect, carpeted, a coved ceiling, and a radiator.

Bedroom 4

8' 9" x 6' 4" (2.66m x 1.93m)

Having a uPVC double-glazed sash window to the front aspect, carpeted, built-in storage cupboards, and a radiator.

Bathroom

Three-piece suite comprising a freestanding bath with overhead shower, a low-level WC, a wash hand basin, built-in storage cupboard, a frosted double-glazed window to the side aspect, tiled walls and tiled flooring.

Outside Rear

A brick perimeter enhances the privacy. Patio seating area with a block paved area to the side, a variety of flowers and shrubs.

Outside Front

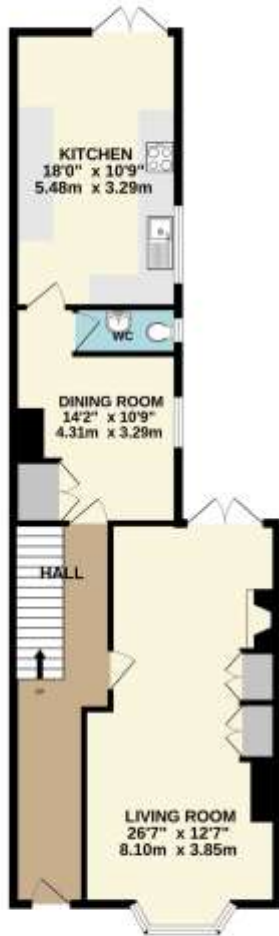
Walled with access to the front door.





GROUND FLOOR
787 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq.ft. (131.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, sections, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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