



Vista Cottage  
Carline Road, Lincoln



## Vista Cottage, 6 Carline Road, Lincoln

Situated in the heart of Lincoln's highly sought-after Cathedral Quarter, Vista Cottage is a charming period home arranged over three storeys and offering stunning elevated views across the historic city skyline.

The property provides well-balanced accommodation including three bedrooms, thoughtfully arranged to make full use of the elevated position and to maximise natural light throughout. The flexible three-storey layout lends itself perfectly to modern living, with living and sleeping spaces enjoying a real sense of character and individuality.

Positioned just a short walk from Lincoln Cathedral, quaint cobbled streets, independent shops, cafés and restaurants, the property enjoys all the benefits of this historic and vibrant location while retaining a tucked-away, cottage feel.

Vista Cottage would make an ideal buy to let investment, or characterful city retreat for those seeking a unique property in one of Lincoln's most prestigious and desirable areas.



### Entrance Hall

With stairs to first floor, radiator, stairs to lower ground floor and door to;

### Shower Room

Double glazed picture window to front elevation with built-in extractor, three-piece suite comprising shower cubicle, low flush WC, wash hand basin, fully tiled walls, heated towel rail.

### Bedroom Three

Double glazed casement window to rear elevation, built-in wardrobes and boiler cupboard, radiator.

### Bedroom Two

Double glazed casement window to rear elevation, radiator.

### First Floor

### Bedroom One

Double glazed casement windows to rear and side elevation, built in wardrobes, radiator.

### Landing

Double glazed picture window to side elevation, loft access.

### Bathroom

Double glazed casement window to front elevation with fitted shutters, three-piece suite comprising panel bath with shower over, low flush WC, pedestal wash basin, fully tiled walls, heated towel rail, extractor.

### Lower Ground Floor

### WC

Two piece suite comprising low flush WC, wash hand basin, built-in storage, space and plumbing for washing machine.

### Hallway

With double glazed picture window to side elevation, under stairs storage cupboard, radiator, door to;

### Kitchen

Double glazed casement window to side and rear elevation, fitted wall and base units with Belfast sink, built-in oven, five ring gas hob with extractor over, space and plumbing for dishwasher, radiator, door to enclosed passageway, archway to

### Lounge

With double glazed French doors to conservatory, electric fire, radiator.

### Conservatory

With bi-fold doors leading to the raised deck area, AC unit.

### Side Enclosed Passageway

Doors to front and rear elevations with the front door offering steps back up to the gated street level entrance and a further door to the rear garden.

### Outside

The front elevation offers on street parking via a residence permit pass. The side elevation offers a gated shared pedestrian access leading to the substantial rear garden which comprises a lawned area, patio, timber garden shed and further garden area split over two levels with fenced and wall boundaries.

### Services

We understand the property offers mains water, electric, gas and main sewer connections.

### Tenure & Possession

Freehold and for sale by private treaty.

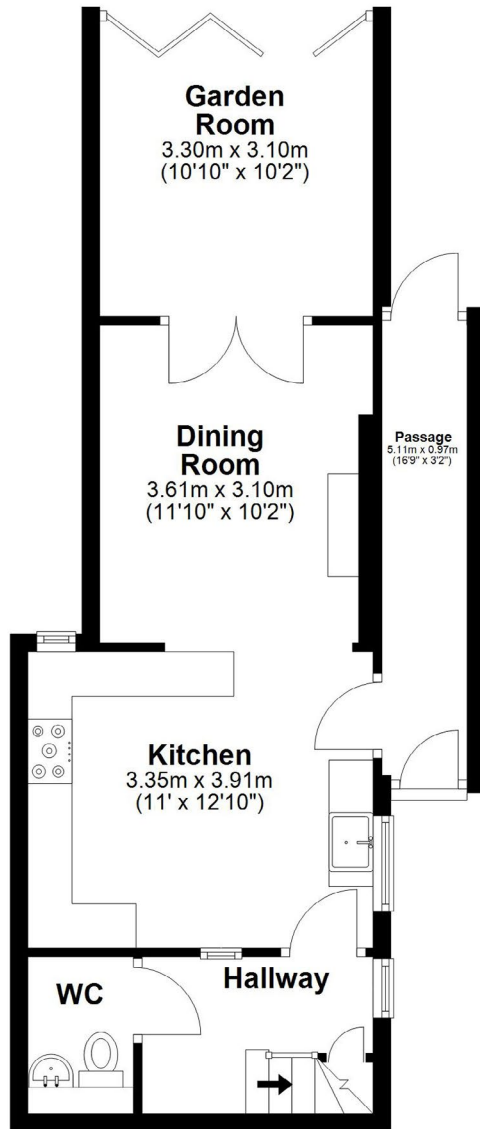
### Council Tax

Band B



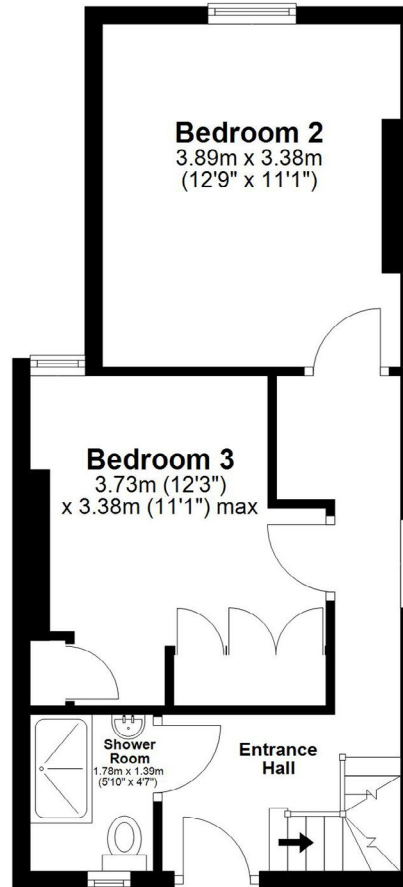
### Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



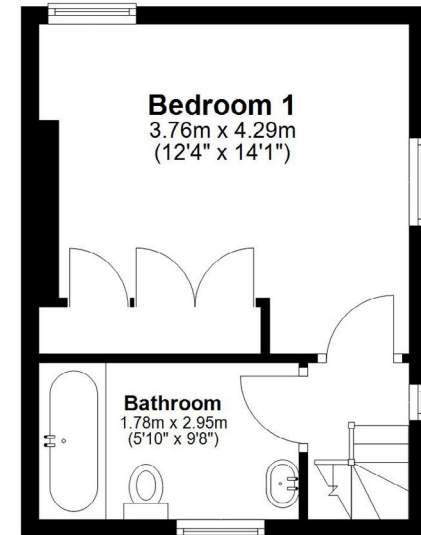
### First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



### Second Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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**Vista Cottage, Lincoln**





### Directions - LN1 1HG

Heading into Lincoln on the B1273 Yarborough Road proceed until you reach a left hand turn onto Carline Road. Follow this road and you find the property on your right hand side.

### Agent

James Mulhall  
01522 504304 lincolnresidential@brown-co.com

### Buyer identity check

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### Mobile & Broadband

The Ofcom website states there is good mobile coverage from EE, Three, O2 and Vodafone. The Ofcom website states that standard, Superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

### IMPORTANT NOTICES

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