



3 Lindum Terrace

Lincoln

BROWN & CO



3 Lindum Terrace, Lincoln

Situated close to Lincoln's highly sought-after Cathedral Quarter, this impressive five-bedroom Grade II listed Victorian Italianate residence occupies a substantial plot and enjoys elevated views across the city and towards the South Common. The property offers beautifully proportioned accommodation over four floors, rich in character with high ceilings and period features throughout. The upper ground floor comprises an inviting entrance hall, an elegant living room, and a formal dining room—ideal for both everyday living and entertaining.

The lower ground floor provides a spacious kitchen/breakfast room, complemented by a garden room, shower room, and utility, offering excellent practicality and versatility for modern family life. To the first floor is a generous principal bedroom with en suite bathroom, alongside a further impressively large double bedroom and family bathroom. The second floor hosts three additional well-proportioned bedrooms, providing flexible space for family, guests, or home working.

Externally, the property is approached via electric gates leading to a large driveway, offering ample off-street parking. To the rear, an attractive landscaped and tiered garden provides a private and tranquil setting, perfect for outdoor enjoyment and entertaining.



Entrance Porch

With radiator and doors to;

Entrance Hall

A grand entrance hall with feature staircase rising to first floor and stairs to lower ground floor, single glazed sash window to front elevation radiator, door to;

Living Room

Single glazed casement window to front elevation, cast-iron fireplace in marble surround, radiator.

Dining Room

Single glazed window to rear elevation, cast iron fireplace with marble surround, radiator.

Lower Ground Floor

Kitchen/Breakfast Room

Double glazed sash window to front elevation, fitted wall and base units with stainless steel one and a half bowl sink and drainer, space for dishwasher, four ring gas hob with extractor over, built-in oven, part tiled walls, two radiators.

Hallway

Door to front elevation, under stairs storage cupboard, meter cupboard, radiator.

Shower Room

Three-piece suite comprising shower cubicle, mid flush WC, pedestal wash basin, radiator, extractor.

Garden Room

Two single glazed doors to rear elevation, cast-iron fireplace with marble surround, door to storeroom with further door to outside, column radiator.

Utility

Single glazed casement window to side elevation, fitted wall and base units with sink, space and plumbing for washing machine and tumble dryer, boiler, hot water tank.

First Floor

Bedroom One

Single glazed sash window to front elevation, built-in wardrobes, radiator, door to;

En-Suite Bathroom

Single glazed sash window to front elevation, three-piece suite comprising panelled bath with shower over, low flush WC, pedestal wash basin, part tiled walls, heated towel rail, extractor.

Bedroom Two

Single glazed sash window to rear elevation, column radiator.

Bathroom

Double glazed sash window to side elevation, three-piece suite comprising panel bath shower over, mid flush WC, pedestal wash basin, heated towel rail, part tiled walls.

Laundry Room

Single glazed window to front elevation, built-in shelving, radiator.

Landing

Single glazed sash window to side elevation, radiator.

Second Floor

Bedroom Three

Single glazed/window to rear elevation, built-in wardrobes, radiator.



Bedroom Four

Single glazed sash window to front elevation, cast-iron fireplace, radiator.

Bedroom Five

Single glazed/window to front elevation, radiator.

Landing

Single glazed sash window to side elevation, loft access.

Outside

The front elevation offers a gated entrance opening out into a large driveway with parking for several vehicles. There's also a newly cultivated area which is seeded to grass with hedge boundaries.

The rear elevation offers a tiered garden with soft and hard landscaping to include a patio, newly seeded lawn, planted beds and garden store rooms are built into the rear of the property.

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 E

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard, superfast and ultra fast broadband is available with a max download speed of 1,000 Mbps and a max upload of 1000 Mbps.

Amenities

The property is situated close to the desirable Cathedral Quarter which boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops.

Excellent state and private sector schools, (both primary and secondary) including the highly regarded Lincoln Minster School which is 1 minute walk away, along with the Lincoln University, Bishop Grosseteste University and County Hospital. The City of Lincoln is also a few minutes' walk down the hill and is a thriving City Centre that is developing more each year.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

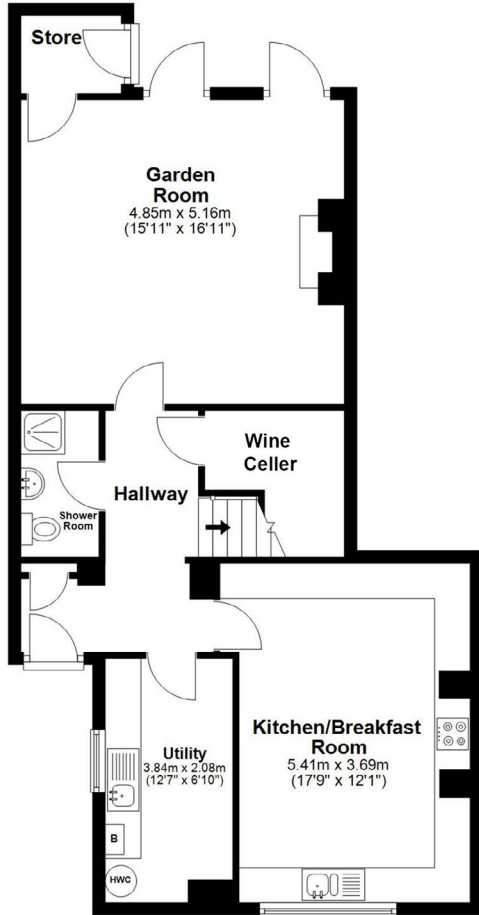
James Mulhall 01522 504304
lincolnresidential@brown-co.com





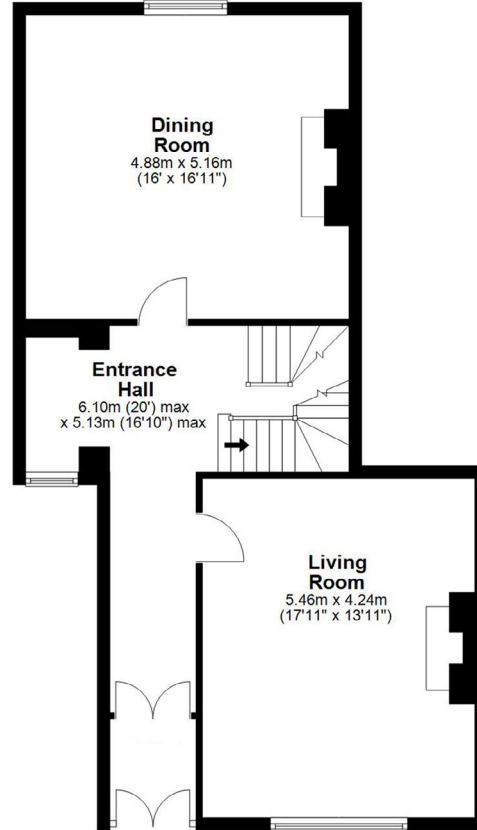
Lower Ground Floor

Approx. 73.8 sq. metres (794.1 sq. feet)



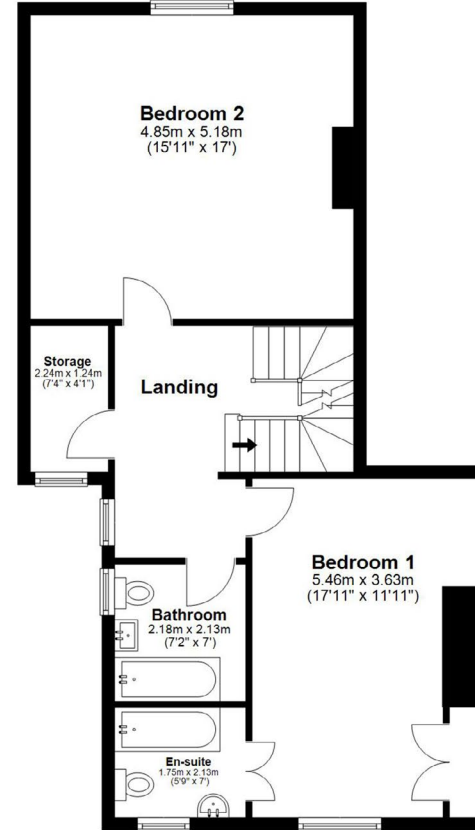
Ground Floor

Approx. 69.5 sq. metres (748.5 sq. feet)



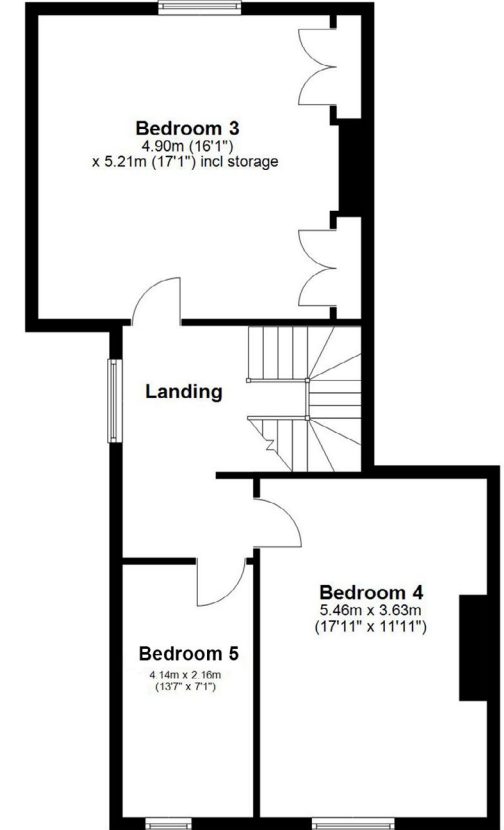
First Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



Second Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



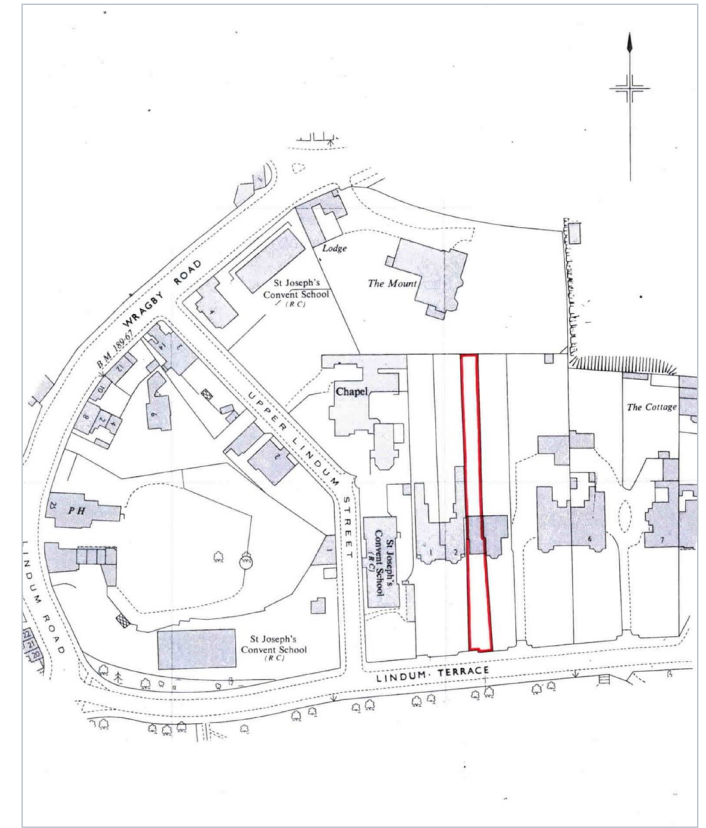
Total area: approx. 280.5 sq. metres (3018.8 sq. feet)

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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3 Lindum Terrace, Lincoln





Directions - LN2 5RP

Enter Lincoln on the A1434 Wragby Road and proceed until you reach a left hand turn onto Upper Lindum Street. Continue to the end of the road and turn left and the property is located on your left.

<https://what3words.com/fuel.hatch.bills>

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