



Yarborough Road, Lincoln



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Freehold

£650,000



## Key Features

- Victorian Semi-Detached House
- Four Bedrooms
- Fully Renovated
- Two Reception Rooms and Cinema Room
- Bathroom and Two Large Shower Rooms
- Private Driveway
- EPC rating U





A beautifully presented four bedroom Victorian Semi-Detached House, ideally situated on Yarborough Road in the highly sought-after Uphill area of Lincoln. This impressive property has been fully renovated by the current owners to a high standard and offers a perfect blend of character and modern living, including the addition of a private cinema room.

The location is exceptional within easy walking distance of the Bailgate, Cathedral Quarter, and Lincoln city centre, all offering a wide range of amenities, independent shops, restaurants, and cultural attractions. The accommodation is well-proportioned and arranged over four floors. The ground floor comprises a formal lounge, a sitting room and a spacious open-plan kitchen diner. To the first floor are three generously sized double bedrooms, with a Jack and Jill bathroom serving bedrooms two and three, alongside a family bathroom. The second floor is dedicated to the master bedroom, featuring a dressing room, walk-in wardrobe and a modern shower en-suite. The basement has been thoughtfully converted into a high quality home cinema.

Externally, the property benefits from private off-road parking for up to four vehicles at the front. To the rear is a fully enclosed, low-maintenance garden,

complete with a patio dining area, raised sun terrace and a fully insulated garden room with power, home office and separate workshop. The property further benefits from having fitted shutters on most windows, fully working fire alarm system, emergency lighting and combi boiler.

### Reception Hall

With entrance door to the side aspect of the property and stairs to the first floor and basement/cinema room.

### Lounge

12'10" x 13'11" (3.9m x 4.2m)

With a double glazed bay window to the front aspect, fireplace with log burner and two radiators.

### Sitting Room

15'2" x 14'5" (4.6m x 4.4m)

With double glazed windows to the front and rear aspect, fireplace with log burner and two radiators.

### Kitchen

15'7" x 12'7" (4.7m x 3.8m)

With double glazed windows to the rear and side aspect. Fitted with a range of wall and base level units with worktops over, integrated oven and hob with extractor over, sink with drainer unit., space and plumbing for washing machine and dishwasher. Pantry with combi boiler, plumbing and space for downstairs wc, wash hand basin and shower if required.





### Basement/Cinema Room

13'11" x 12'10" (4.2m x 3.9m)

With a double glazed window to the side aspect, stairs to the ground floor, tanked walls, electric heating, and access to the meter cupboard.

### First Floor Landing

With stairs to the ground floor and stairs rising to the second floor.

### Bedroom Two

14'0" x 13'5" (4.3m x 4.1m)

With double glazed windows to the front aspect and radiator.

### Bedroom Three

15'5" x 15'2" (4.7m x 4.6m)

With double glazed windows to the front and rear aspect of the property and radiator.

### Bedroom Four

12'7" x 8'11" (3.8m x 2.7m)

With double glazed windows to rear aspect and radiator.

### Family Shower Room

9'5" x 5'1" (2.9m x 1.5m)

With double glazed a window to the side aspect, low level WC, double sink, shower and Quartz tiles.



### Bathroom

8'7" x 8'4" (2.6m x 2.5m)

Jack and Jill bathroom with a double glazed window to the side aspect, low level WC, wash hand basin and free standing bath.

### Second Floor Landing

With stairs to the first floor.

## Bedroom One

17'6" x 11'1" (5.3m x 3.4m)

With a double glazed window to the front aspect of the property and separate dressing room with vanity hand basin and heated towel rail.

## En-Suite

13'9" x 10'7" (4.2m x 3.2m)

With a window to the rear aspect, low level WC, wash hand basin, shower and heated towel rail.

## Walk-In Wardrobe

With fitted wardrobe.

## Outside

To the front of the property there is a private driveway with room for up to four cars and gated access to the rear of the property. where there is a landscaped low maintenance garden with patio area, decking and tiered sun terrace. The garden further benefits from a fully insulated garden room/home office with power electric heating and separate workshop.

## Agents Note

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# Floorplan



133 YARBOROUGH ROAD LN1 1HR

TOTAL FLOOR AREA : 2104 sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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