



209 Yarborough Road
Lincoln

BROWN & CO



209 Yarborough Road, Lincoln, Lincolnshire. LN1 3NQ

An imposing semi-detached period townhouse of some 2,673 square feet which is located in a Prime area of Uphill Lincoln and enjoys an elevated position with far reaching views across the City.

Encompassing a wealth of period features the spacious living accommodation comprises of a porch, entrance hall, WC, sitting room, dining room, kitchen, breakfast room, utility and study to the ground floor, along with a master bedroom with dressing room and en-suite, four further bedrooms and a bathroom to the first floor.

Outside the property benefits from a driveway which is accessed from Mill Road and proves off street parking to the rear, whilst to the front is a large lawned garden with raised decking area and pedestrian access to Yarborough Road.



ACCOMMODATION

Ground Floor

Porch

Entrance door, double glazed windows, doors opening into:

Entrance Hall

Front entrance door, tiled flooring, staircase rising to first floor, under stairs storage cupboard, ornate cornicing, doors leading down to cellar.

WC

Double glazed window, WC, wash basin.

Sitting Room

Double glazed bay window to front, fireplace, ornate cornicing, two radiators.

Dining Room

Double glazed windows to front, ornate cornicing, fireplace, two radiators.

Kitchen

Double glazed window to rear, double drainer sink with mixer tap over inset to preparation worktops, storage units, integrated oven and gas hob with extractor over, central island, spaces for dishwasher and fridge freezer, AGA, further storage cupboards, tiled flooring.

Breakfast Room

Double glazed window to side, radiator, door leading to rear of property.

Study

Double glazed windows to side and rear, radiator.

Utility

Double glazed window to side, storage units, space for appliances.

First Floor

Landing

Stained glass window to side, loft access, radiator.

Bedroom One

Double glazed window to front, fireplace, radiator, door leading to en-suite and dressing room.

En Suite

Large walk in shower enclosure, pedestal wash basin, WC, heated towel rail, opening into a dressing room.

Bedroom Two

Double glazed window to front, fireplace, built in wardrobe, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bedroom Five

Double glazed window to side, radiator.

Bathroom

Double glazed window to side, WC, vanity wash basin, free standing bath tub, shower cubicle, radiator.



Outside

Vehicular access to the rear of the property from Mill Road leads to a driveway providing parking for several vehicles and steps down to a paved seating area and covered hot tub area. To the front of the property is a raised decking area which enjoys stunning views across Lincoln and a generous lawned garden which slopes down to a wild garden area and pedestrian access to Yarborough Road.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&co JHWalter 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 strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
Lincolnresidential@brown-co.com

Energy performance certificate (EPC)

209 Yarborough Road LINCOLN LN1 3NG	Energy rating E	Valid until: 12 May 2035
Certificate number: 7035-1225-3500-0837-0296		

Property type
Semi-detached house
Total floor area
227 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

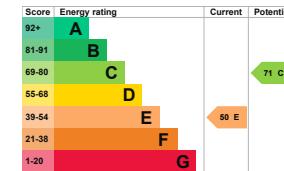
This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60







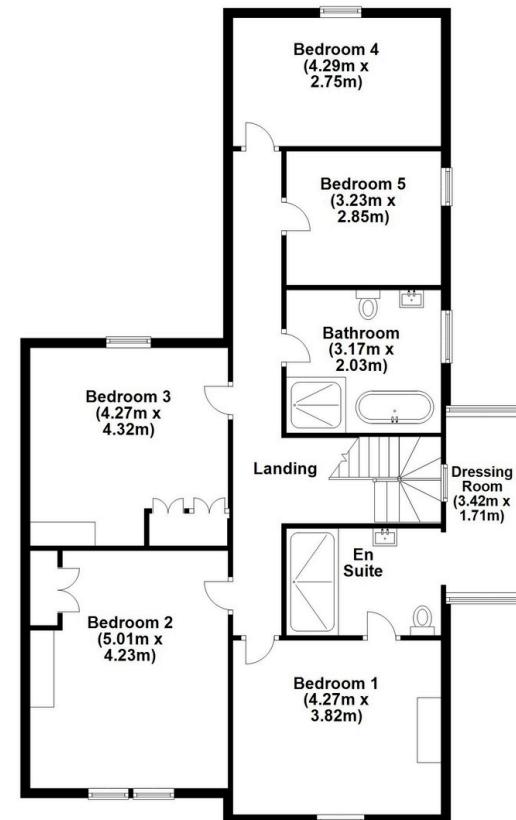
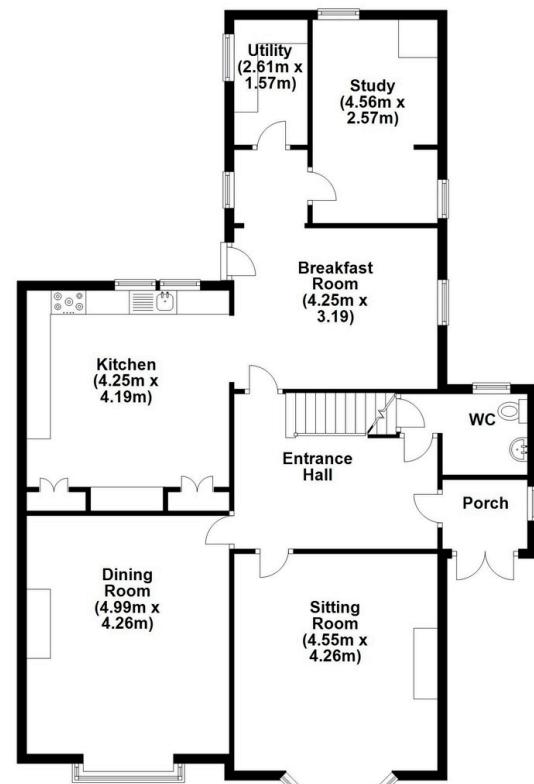
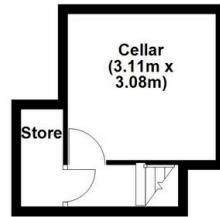
First Floor
Approx. 118.6 sq. metres (1276.3 sq. feet)

Ground Floor

Approx. 116.0 sq. metres (1248.2 sq. feet)

Basement

Approx. 13.9 sq. metres (149.4 sq. feet)



Total area: approx. 248.4 sq. metres (2673.8 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolnresidential@brown-co.com

BROWN & CO

Property and Business Consultants