37 Belle Vue Road

Lincoln

BROWN & Co

37 Belle Vue Road, Lincoln

Occupying an enviable elevated position on one of Lincoln's most sought-after Uphill addresses, this impressive four bedroom detached home enjoys spectacular far-reaching views across the city skyline. Offering spacious and versatile accommodation arranged over three floors, the property is ideally suited to modern family living.

The accommodation is centred around a beautifully appointed kitchen featuring quartz worktops and integrated Neff appliances, which opens into a generous dining room complete with a log-burning stove. A bright and spacious lounge enjoys direct access to a full-width balcony, creating the perfect space to relax whilst taking in the stunning views. A utility room, cloakroom and integral store room complete the ground floor. The lower ground floor provides two bedrooms, including a principal bedroom with en-suite shower room and garden access, alongside a stylish family shower room and study. The first floor offers two further bedrooms, one with an en-suite shower room and the other benefiting from a walk-in wardrobe.

Outside, the property enjoys driveway parking for three vehicles, low-maintenance landscaped gardens and exceptional outdoor entertaining space. Situated within easy reach of Lincoln Cathedral, the Bailgate Quarter and excellent local amenities.

Entrance Hall
Double glazed picture windows to rear elevation, column radiator, stairs down to lower ground floor, door to;

Kitchen
Double glazed casement window to rear elevation, modern fitted kitchen with quartz worktops, built-in Neff double oven, Neff five ring induction hob with extractor over, built in dishwasher, built-in fridge, one and half bowl Caple sink and drainer, glazed window and doors through to dining room, column radiator.

Dining Room
With modern Dru gas stove with 6.5kw output, double glazed patio doors leading to balcony, archway through to;

Lounge
With double glazed patio doors leading to balcony.

Utility
Fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, Glowworm boiler, extractor, door to;

WC
Two piece suite comprising low flush WC and wash hand basin in vanity unit, extractor.

Integral Garage
With up and over door, fitted wall and base units.

Lower Ground floor

Bedroom One
Double glazed patio door doors leading out to the front garden, column radiator, door to;

En-Suite Shower Room
Double glazed casement window to side elevation, three-piece suite comprising shower cubicle, pedestal wash basin, low flush WC, heated towel rail, extractor.

Bedroom Two
Double glazed French doors to rear garden, column radiator.

Study
Double glazed casement window to rear elevation, radiator.

Shower Room
Double glazed casement window to side elevation, three-piece suite comprising large walk-in shower cubicle, low flush WC, wash basin in vanity unit, storage cupboard, heated towel rail, part tiled walls, extractor.

First Floor

Bedroom Three
Double glazed casement window to front elevation and double glazed window to rear elevation, radiator, built-in eves storage, door to;

En-suite Shower Room
Three piece suite comprising shower cubicle, low flush WC, wash basin in vanity unit, heated towel rail, part tiled walls, extractor.

Bedroom Four
Double glazed Velux windows two side elevation, radiator, walk-in wardrobe with built-in shelving.

Landing
With built-in storage cupboard and door to loft storage area housing hot water tank and built-in shelving with a double glazed Velux window .

jazz
club

Outside
The front elevation offers a block paved patio area with stairs leading down to the rear garden as well as a tarmac driveway offering off-street parking for three vehicles.

The rear elevation offers a low maintenance gravel and paved garden with planted beds and fantastic views across the city.

There is also a large full width balcony on the ground floor rich again offers superb elevated for reaching views across the city.

Services
We understand the property offers mains water, electric, gas and main sewer connections. There is under floor heating on the ground floor and the other floors are served by radiators.

Tenure & Possession
Freehold and for sale by private treaty.

Council Tax
Band D

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
We understand from the ofcom website that standard, superfast and ultra fast broadband is available with a max download speed of 5,500 Mbps and a max upload of 5,500Mbps.

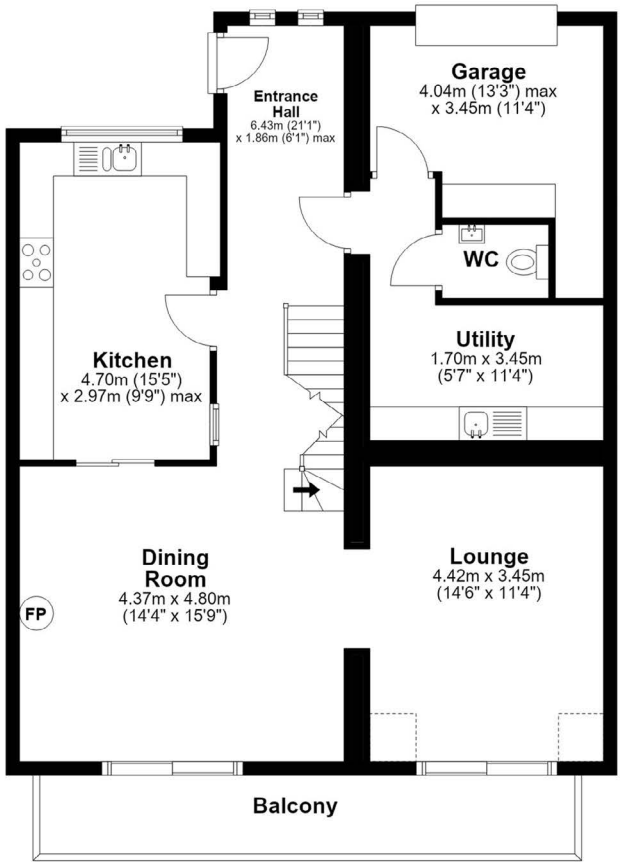
Location
Belle Vue Road is one of Lincoln's most desirable Uphill addresses, perfectly positioned to enjoy the city's historic and cultural heart. Just a short distance from the iconic Lincoln Cathedral and the vibrant Bailgate quarter, residents benefit from an excellent selection of independent boutiques, cafés, restaurants, and everyday amenities. The area is well served by respected schooling, healthcare facilities and transport links, whilst offering easy access to both the city centre and the surrounding Lincolnshire countryside. Combining convenience, heritage, and a strong sense of community, this is an exceptional location from which to enjoy all that Lincoln has to offer.

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.

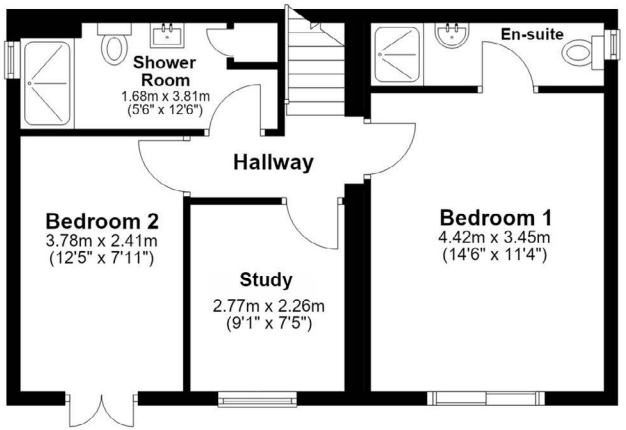
Viewing Procedure
Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent
James Mulhall 01522 504304
lincolnresidential@brown-co.com

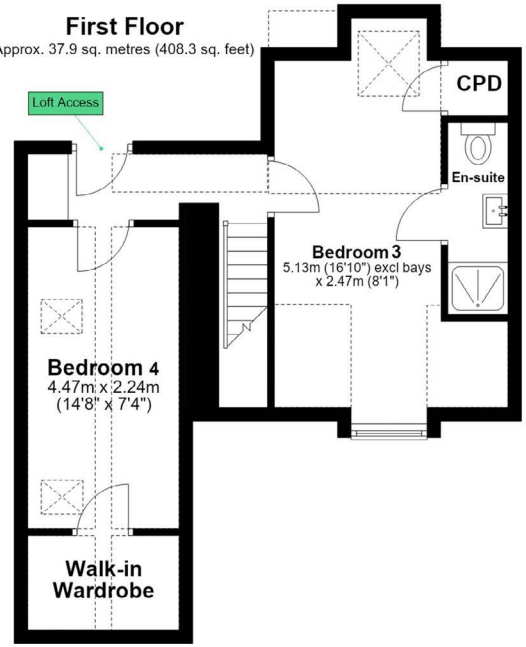
Ground Floor
Approx. 83.5 sq. metres (898.3 sq. feet)



Lower Ground Floor
Approx. 46.4 sq. metres (499.2 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 167.8 sq. metres (1805.8 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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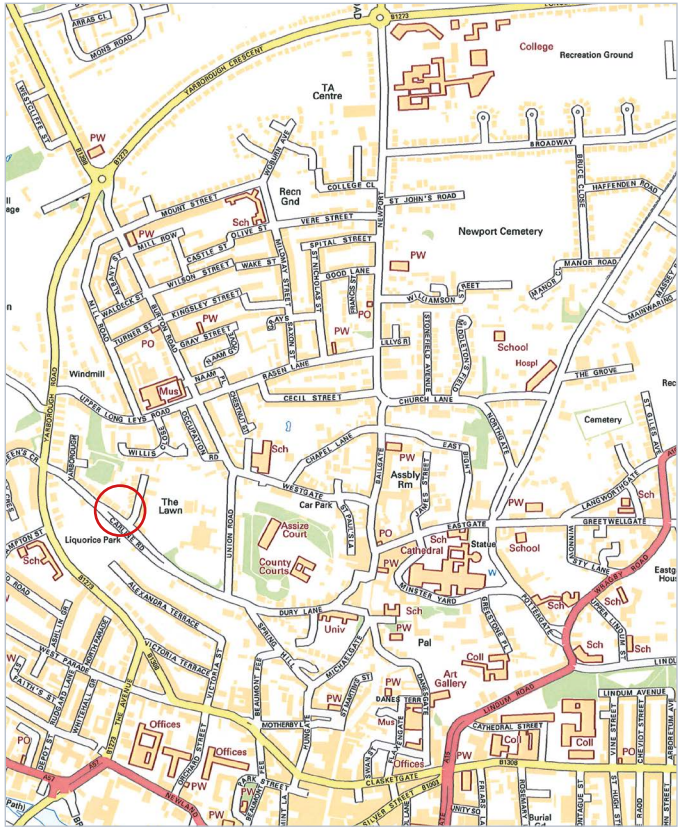
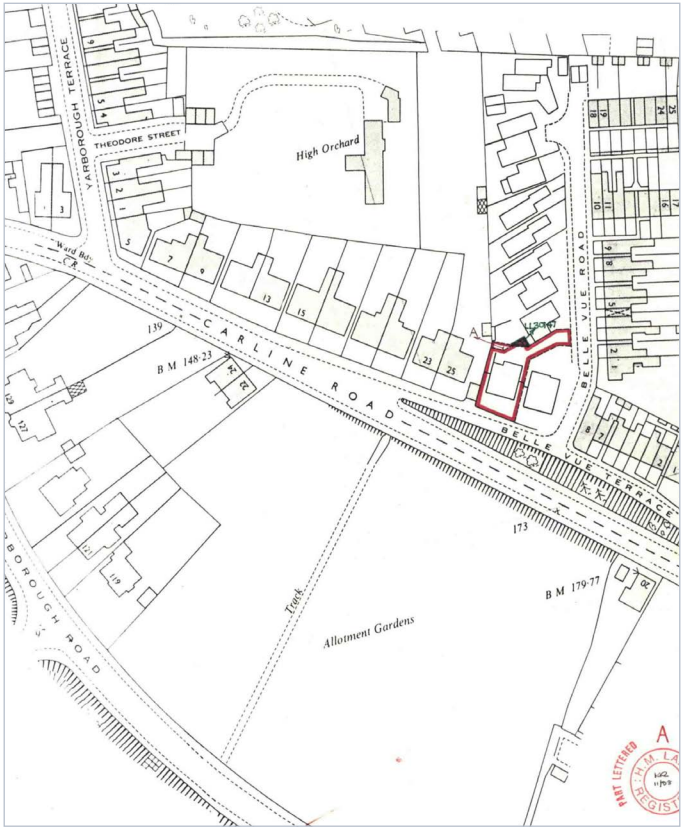
37 Belle Vue Road, Lincoln





Energy performance certificate (EPC)

37 Belle Vue Road LINCOLN LN1 1HH	Energy rating **C**	Valid until:	**14 September 2036**
		Certificate number:	**9542-3066-9201-6636-4204**

Property type	Detached house
Total floor area	160 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).

Energy rating and score

This property's energy rating is C. 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

Directions - LN1 1HH

Entering the City on the B1273 Yarborough Road proceed until you reach a left hand turn onto Carline Road. Then continue up the hill and turn left onto Belle Vue Road where the property can be found on your left.

https://what3words.com/ recall.safety.steer

IMPORTANT NOTICES

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