

Buy. Sell. Rent. Let.



Yarborough Crescent, Lincoln



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When it comes to
property it must be


lovelle



Offers over £500,000

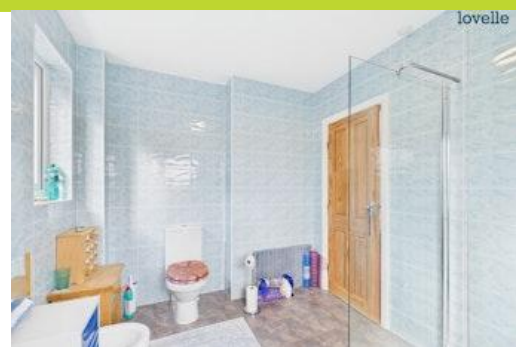


Spacious four-bedroom detached home in a prime location. The property features multiple reception rooms, kitchen, utility room and two bathrooms. Externally, there is a generous driveway, garage, and a private rear garden with stunning Cathedral

Key Features

- Four double bedrooms
- Prime Location
- Spacious reception rooms
- Impressive kitchen diner with vaulted ceiling and garden access
- Bright sunroom
- Large block-paved driveway
- EPC rating C
- Tenure: Freehold





Situated on the sought-after Yarborough Crescent in Lincoln, this spacious four-bedroom detached family home offers versatile living accommodation and stunning views of Lincoln Cathedral.

The property is approached via a large block-paved driveway providing ample off-street parking and access to the integral garage.

Internally, the ground floor comprises an entrance hall, a bay-fronted lounge currently utilised as an office, and a second spacious living room perfect for family gatherings, leading through to a beautiful sunroom with air conditioning and views over the garden. The kitchen is well-appointed and supported by a separate utility room for added convenience.

Upstairs, the property offers a generous master bedroom with an en-suite shower room, three further double bedrooms, and a modern family bathroom.

Externally, the property enjoys a private rear garden mainly laid to lawn with a large patio seating area—perfect for entertaining or relaxing while enjoying the Cathedral views.

Additional benefits include air conditioning throughout the property and solar panels providing energy efficiency and reduced running costs.

This impressive home offers flexible living space, scenic views, and a prime location within easy reach of local amenities, reputable schools, and Lincoln city centre.

Entrance Hallway

0.94m x 7.46m (3'1" x 24'6")

Welcoming entrance hall providing access to the ground floor accommodation with stairs rising to the first floor.

Lounge/Office

4.61m x 4.56m (15'1" x 15'0")

A bright, bay-fronted reception room currently used as an office, offering flexibility as a lounge or study space.

Living Room

4.62m x 4.62m (15'2" x 15'2")

Spacious central living room with feature fireplace and access to dining room and sunroom, ideal for family living and entertaining.

Dining Room

3.23m x 3.75m (10'7" x 12'4")

A versatile reception space located to the front of the property, suitable for formal dining or an additional sitting area

Sunroom

3.37m x 7.22m (11'1" x 23'8")

A stunning glass-roofed sunroom offering year-round enjoyment of the garden views. Complete with air conditioning and heating, this space serves as a relaxing retreat or additional living area.

Kitchen

3.03m x 8.36m (9'11" x 27'5")

A superb kitchen diner with exposed brick walls, vaulted ceiling with Velux windows, and French doors leading to the rear garden. This impressive room is perfect for family meals and entertaining, filled with natural light and garden views.

Utility Room

1.35m x 3.8m (4'5" x 12'6")

Handy utility area with space and plumbing for laundry appliances, and access to the rear garden.

Master Bedroom

4.65m x 4.66m (15'4" x 15'4")

Very generous double bedroom with an en-suite shower room and views of the cathedral.

En-suite

2.42m x 3.1m (7'11" x 10'2")

Modern en-suite shower room serving the master bedroom.

Bedroom Two

3.69m x 4.01m (12'1" x 13'2")

Large double bedroom with a bay window providing lovely front aspect views.

Bedroom Three

3.25m x 3.88m (10'8" x 12'8")

Another good-sized double bedroom overlooking the rear garden.

Bedroom Four

3.23m x 3.86m (10'7" x 12'8")

A further double bedroom currently used as a guest or family room

Family Bathroom

2.41m x 3.17m (7'11" x 10'5")

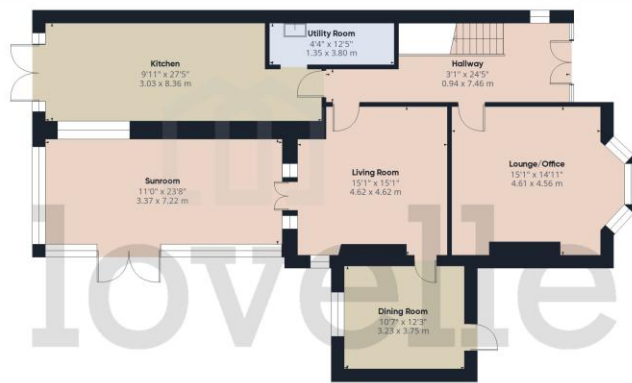
Modern family bathroom fitted with a three-piece suite including shower, WC, and wash basin.

Outside

To the front of the property is a large block-paved driveway providing ample off-street parking and access to the integral garage. The rear garden is a particular feature of the home, offering a good degree of privacy and enjoying beautiful views towards Lincoln Cathedral. It is mainly laid to lawn with a spacious patio area, perfect for outdoor dining and relaxation.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
2181 ft²
202.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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