



**12 Plover Grove**  
Lincoln, Lincolnshire. LN6 0JU





## 12 Plover Grove

Lincoln

This a well presented 2/3 bedroom end of terrace home, very pleasantly located in this popular residential Birchwood suburb of the historic city of Lincoln. Accommodation comprises; Ground Floor entrance lobby, stairs hallway, lounge, breakfast kitchen, home office/bedroom 3, two bedrooms and bathroom to First Floor. A small area of lawn to the frontage and enclosed garden to the rear with patio area and garden shed.

The house is approx. just a 200 metre walk away from the wonderful is Hartsholme Country Park, which provides over 200 acres of beautiful parkland, lakeside walks, woodland trails and open green space — a wonderful asset for families, dog walkers and those who simply enjoy the outdoors.



### ACCOMMODATION

**Entrance Lobby** with uPVC obscure double-glazed front entrance door, wood style laminate flooring and wall light fitting.

**Stairs Hallway** with staircase up to first floor, wood style laminate flooring and radiator.

**Lounge** having a pleasant easterly outlook across this popular Close of homes, as well as a westerly view out over the rear garden. There is built-in understairs storage cupboard space, feature shelving, wood style laminate flooring and radiator. Door through to:



**Breakfast Kitchen** having a westerly outlook over the rear garden; a good range of fitted units comprising; fitted work surface area, single drainer stainless steel sink unit with drawer and cupboards space and alcove below, and space for a washing machine. Slot in Beko cooking stove, having brushed steel splash back and cooker hood above with an accompanying range of wall cupboard and shelf space; pantry cupboard space to one corner. Fluorescent lighting strip and power points, uPVC obscure double glazed panelled rear entrance door to garden. Door through to:

**Home Office /Bedroom 3** with an easterly outlook across Plover Grove, built-in cupboard space to one corner, shelving, radiator and ceiling spotlight fitting.

### First Floor

**Landing** with built-in airing cupboard containing the Ideal gas fired central heating boiler; and access to roof space.

**Bedroom 1** with an easterly view out over the Close, and an westerly outlook down over the rear garden; built-in wardrobe to one wall, shelving and two radiators.

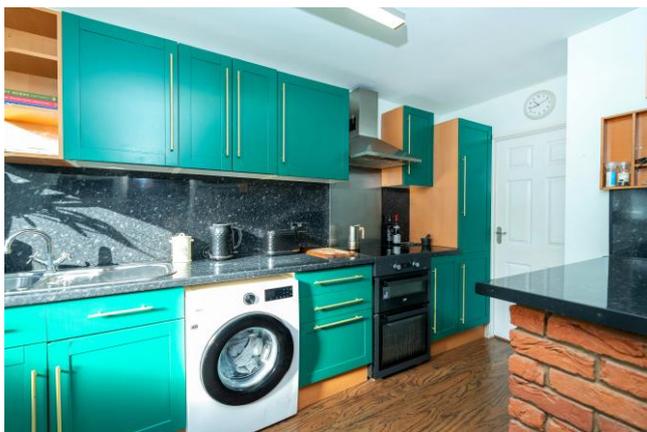
**Bedroom 2** of good proportions and having an easterly outlook across Plover Grove; and radiator.

**Bathroom** being well-appointed comprising tiled panel bath with appropriate shower fitting above, wash hand basin with toiletry cabinet and drawer space below and low-level WC with concealed cistern. Tiled floor, tiling to all walls to full height, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

### OUTSIDE

There is a small area of lawn to the front of the house. To the rear there is a good-sized family garden which has been predominantly laid to lawn with accompanying stocked flowerbeds and borders.

Set to the rear western elevation of the house there is a good size patio area on which to sit out and enjoy the garden in the spring and summer months. The garden is well enclosed by panel fencing with a useful garden shed set to one corner.





## THE AREA

The Birchwood and Hartsholme area of Lincoln remains a consistently popular residential location, offering an excellent range of everyday amenities within easy walking distance for most. At its heart is the Birchwood Centre, providing convenient shopping facilities including a Co-op supermarket, pharmacy, post office, veterinary clinic and a selection of independent retailers and takeaways.

There is a regular bus service into the city, residents benefit from the nearby Birchwood Leisure Centre, offering a gym and fitness facilities, along with surrounding green spaces and nature areas ideal for walking and outdoor enjoyment. There are well-respected nursey and junior schools in the area.

**Lincoln City Council – Tax band: A**

**ENERGY PERFORMANCE RATING: C**

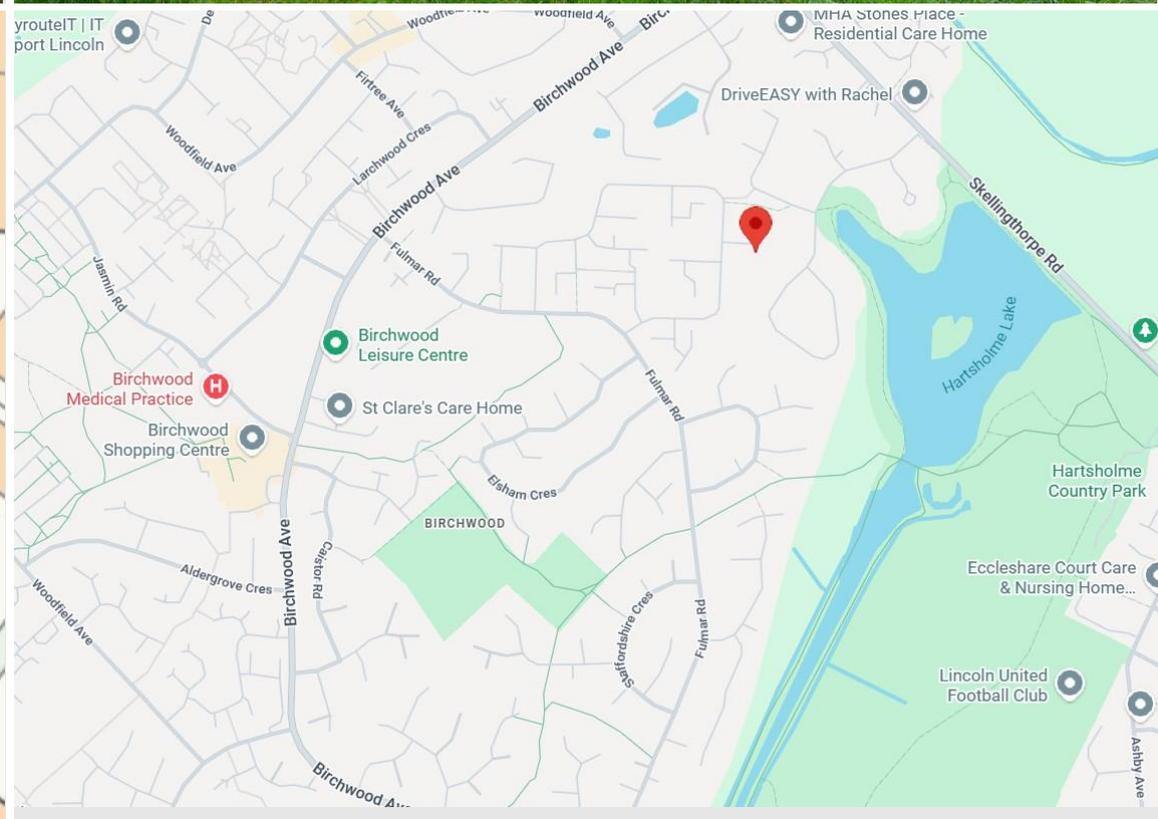
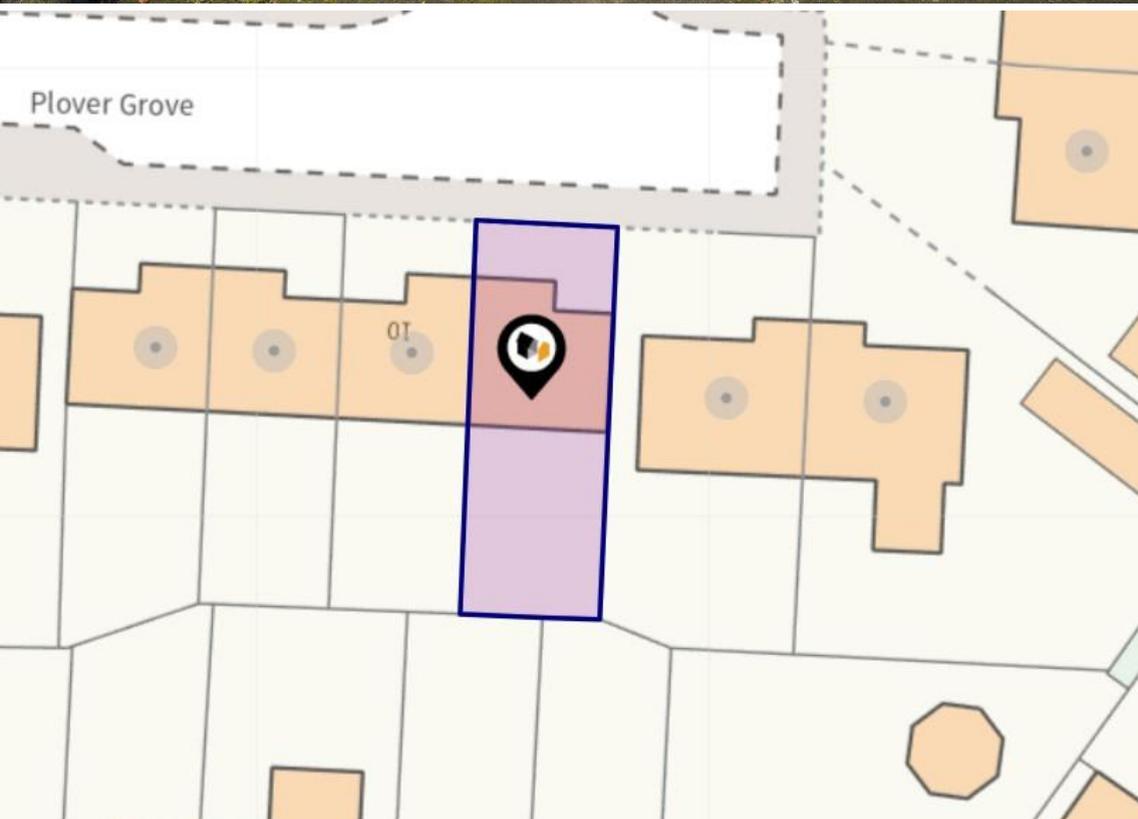
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

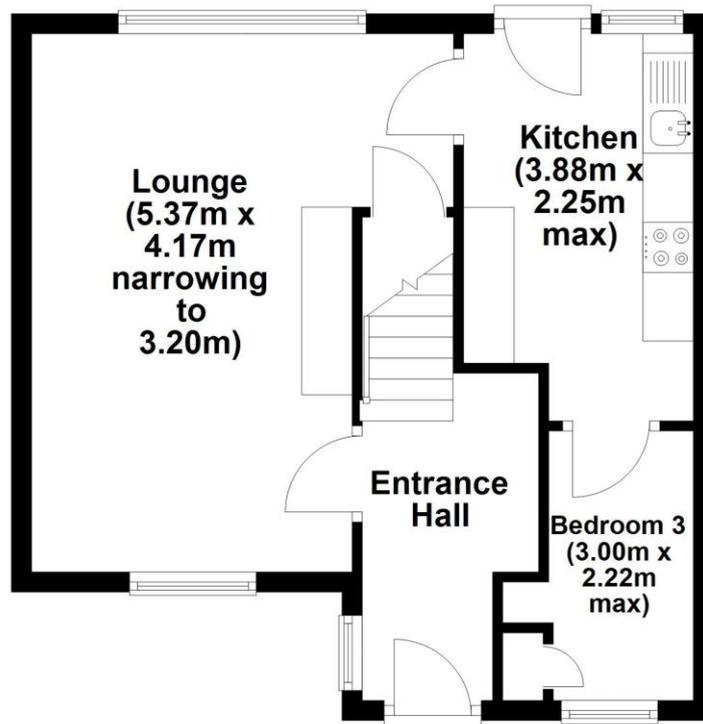
43 Silver Street, Lincoln. LN2 1EH.  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 23.2.2026

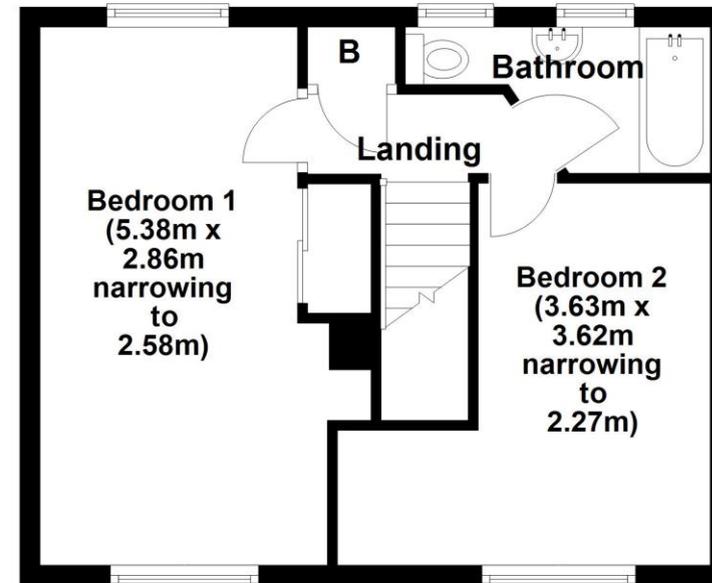




## Ground Floor



## First Floor



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.

### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH  
 Tel: 01522 538888  
 Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

