





3 Winnowsty Lane, Lincoln

£270,000 Freehold

Prime Uphill Lincoln Location • Beautiful Two-Bedroom Terraced Home • No Onward Chain • Stunning Period Character Throughout • Two Charming Reception Rooms • Stylish Contemporary Kitchen • Additional Cellar Space • Beautifully Landscaped Rear Garden • Wonderful Lincoln Cathedral Views • Moments From Historic Bailgate

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A charming home in one of Lincoln's most desirable uphill locations, this beautifully presented two-bedroom terraced property combines timeless character with contemporary comfort. Situated on Winnowsty Lane, just moments from the historic Cathedral Quarter, it offers everything special about uphill Lincoln.

The property's warmth and individuality are immediately apparent, with a welcoming entrance hallway leading to two characterful reception rooms. The living room features an elegant bay window, exposed wooden flooring and a striking period fireplace, while the separate dining room offers a further feature fireplace and attractive wooden flooring.

The stylish kitchen provides a modern contrast, with contemporary cabinetry, contrasting worktops and integrated appliances. A further highlight is the cellar, featuring an impressive exposed brick recess and offering useful additional space.

Upstairs, two well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from a beautiful bay window. A contemporary family bathroom completes the first floor.

Outside, the landscaped rear garden offers a lovely retreat, with lawned and gravelled areas, established planting and a seating space beneath a pergola. Enjoying views towards Lincoln Cathedral, it provides an ideal setting for relaxing or entertaining.

Winnowsty Lane enjoys an enviable position within Lincoln's sought-after uphill district, with the Cathedral Quarter, Bailgate and Lincoln Castle nearby, alongside a fantastic selection of independent shops, restaurants and cafés.

Offered for sale with no onward chain, this delightful home offers a wonderful blend of character, style and location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





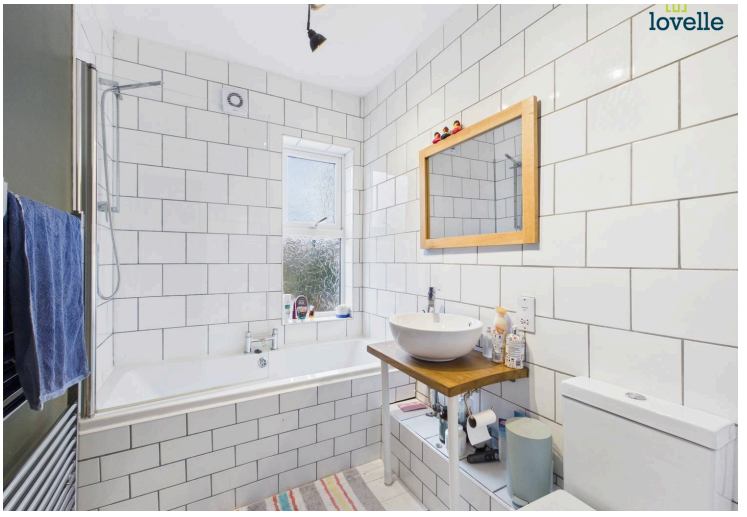












Entrance Hallway
3' 0" x 28' 4" (0.91m x 8.63m)
A welcoming entrance hallway providing access to the ground-floor accommodation, with a staircase leading to the first floor.

Living Room
11' 0" x 11' 11" (3.36m x 3.62m)
A beautifully presented reception room filled with character, featuring a charming bay window, exposed wooden flooring and an impressive period fireplace with decorative detailing. The tasteful décor creates a warm and inviting atmosphere, making this an ideal space for relaxing.

Dining Room
10' 8" x 11' 11" (3.26m x 3.62m)
An attractive separate dining room featuring wooden flooring, a characterful recessed fireplace and fitted alcove shelving. Offering plenty of space for a dining table, with a window overlooking the rear garden and access through to the kitchen.

Kitchen
5' 8" x 12' 2" (1.72m x 3.70m)
A stylish fitted kitchen comprising a range of white shaker-style wall and base units, contrasting work surfaces, a built-in oven, gas hob with extractor hood and stainless steel sink. Finished with tiled flooring, complementary wall tiling and a window providing natural light.

Cellar
A fantastic additional space featuring a striking exposed brick recess, contemporary flooring, recessed ceiling lighting and useful shelving. Offering excellent versatility for storage and other ancillary uses.

Landing
11' 11" x 2' 11" (3.64m x 0.89m)
Providing access to both bedrooms and the family bathroom.

Bedroom One
11' 2" x 11' 11" (3.41m x 3.62m)
A beautifully presented principal bedroom featuring an attractive bay window, painted wooden flooring and plenty of space for bedroom furnishings. A charming room that perfectly reflects the property's character and individuality.

Bedroom Two
8' 6" x 9' 0" (2.60m x 2.75m)
A bright and inviting second bedroom featuring exposed wooden flooring, a window overlooking the rear and space for bedroom furniture. Equally suited for use as a guest bedroom or home office.

Bathroom
5' 8" x 7' 10" (1.72m x 2.39m)
A contemporary family bathroom featuring a panelled bath with overhead shower and glass screen, wash hand basin with countertop bowl, and low-level WC. Finished with stylish white metro-style wall tiling, a heated towel rail and an obscured window.

REAR GARDEN

A beautifully landscaped rear garden offering a delightful outdoor retreat, with a combination of artificial lawn, decorative gravel, established planting and attractive brick boundary walls. A charming pergola frames a dedicated seating area, creating a wonderful setting for outdoor dining and entertaining. With lovely views towards Lincoln Cathedral, this thoughtfully arranged garden provides a particularly appealing extension of the living accommodation.



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website http://www.lovelleestateagency.co.uk/privacy-policy.php and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

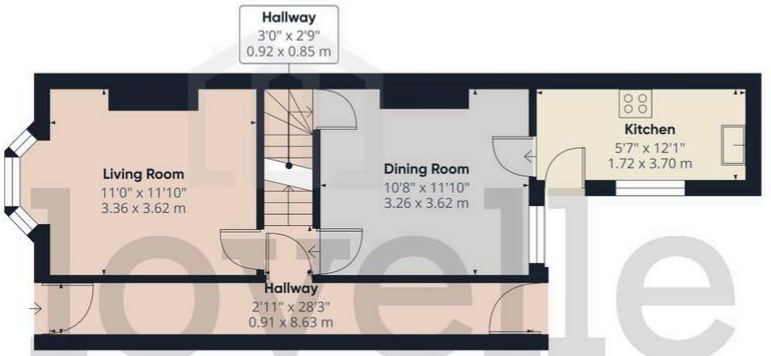
A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

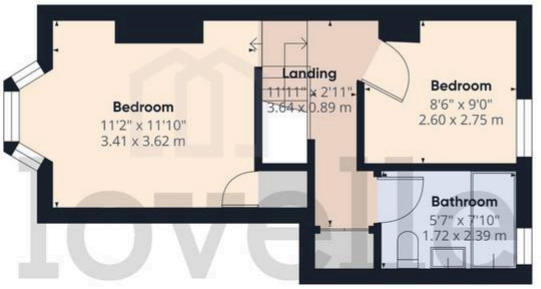
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Floor -1



Ground Floor



Floor 1



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Approximate total area(1)

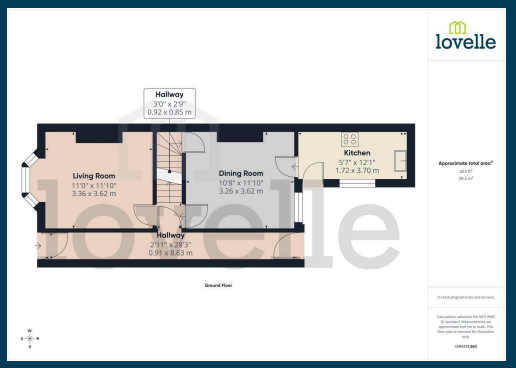
733 ft²

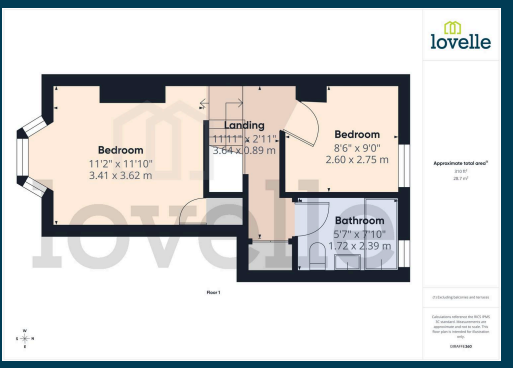
67.9 m²

(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





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