



- 1930's Period Home
- Nearly 2,000 Sq Ft Of Accommodation
- Four Bedrooms & Three Bathrooms
- Two Formal Reception Rooms
- Breakfast Kitchen With Four Oven AGA
- Original Art-Deco Interiors
- Secured Gated Plot With Double Garage
- The Original Family Residence Of The Curtis Of Lincoln Bakery Family

Riseholme Road, Lincoln, LN1 3SP  
£585,000



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Historically known as "Beechwood," this period detached residence of nearly 2,000 SqFt was commissioned during the elegant interwar era along the leafy, prestigious corridor heading north toward the Riseholme Estate. For decades, this property served as the private home of Barbara May Curtis, a legendary matriarch of the Curtis of Lincoln - Lincoln's most celebrated baking and butchery family- offering an unbroken link to the city's rich history. After generations of the Curtis family living above their original 19th-century High Street shop, this house was chosen to represent the family's ultimate success, offering a refined suburban escape surrounded by mature landscaping.

The character of the interwar era is on display the moment you step through the beautiful stained-glass front door into the impressive entrance hall. The interior retains its original 1930s charm, featuring gorgeous parquet flooring, solid wood panelling with original architraves, all windows are double-glazed, decorative coving, and elegant ceiling roses. The ground floor offers plenty of space for a growing family, with two distinct reception rooms, including a main lounge and formal dining room, with both spaces centered around classic Art Deco-inspired fireplaces. There is a centrepiece kitchen with modern upgrades but also features an Aga, pantry, classical WC, utility room, and access to a scullery.

Upstairs, the home layout works perfectly for modern family life, featuring four bedrooms - two of which have their own en-suite shower rooms and Art-Deco fireplaces. Completing the first floor is a main family bathroom, a useful separate WC with original tiling, and a spacious landing.

Outside, the property sits on a generous plot with an extensive multi-vehicle driveway and a secure double garage. The established gardens have space for enjoying the sun throughout the day and evening, with a patio area providing the perfect space for entertaining and socialising with guests.

The location is ideal for family life, offering easy access to excellent local schools and everyday amenities. It also benefits from a premium uphill position, putting you just a short distance from the independent shops of the Bailgate and the historic grounds of Lincoln Cathedral. This is a fantastic opportunity to own a spacious, character-filled family home with a truly unique story to tell.

Council tax band: E. Freehold.



## Entrance Porch

Main entrance door to the front aspect. Finished with patterned tiled flooring and original glass stained door into:

## Entrance Hall

A grand and welcoming introduction to the home, featuring the original interwar solid wood panelled walls, two elegant ceiling roses, and classic parquet flooring. Includes a radiator, stairs rising to the first floor, and a useful understairs storage cupboard housing the gas and electric meters.

## Formal Dining Room

16' 2" x 13' 4" (4.92m x 4.06m)

A beautifully proportioned, light-filled reception room boasting a feature bay window to the front aspect and an additional window to the side. Finished with a picture rail, ceiling rose, and radiator. Broadband and sky dish TV points. The room centers around a working original Art-Deco fireplace set within its original decorative surround.

## Lounge

13' 2" x 15' 4" (4.01m x 4.67m)

An ideal space for formal entertaining, it features a second working open fireplace with its original Art-Deco decorative surround, a picture rail, ceiling rose, and radiator. Broadband and sky dish TV points. Having a window to the side aspect and French doors opening directly onto the rear garden.

## Breakfast Kitchen

10' 11" x 19' 6" (3.32m x 5.94m)

The heart of the home, this impressive kitchen and dining space is beautifully appointed with a premium range of wall and base units, complemented by elegant granite worktops, a breakfast bar, and a traditional Belfast sink with mixer tap. A comprehensive selection of integrated appliances includes a gas four-oven Aga range cooker, microwave, dishwasher, fridge freezer, and a dedicated wine cooler. Additional features include tiled walls and flooring, an original working servants' bell, French doors opening to the outside, a further external door, and a side-aspect window. The kitchen also benefits from a traditional walk-in pantry fitted with wooden shelving and a side window, providing excellent additional storage.

## Downstairs WC

Window to the side aspect. Beautifully styled to blend old and new, featuring a traditional high-level WC, a wash hand basin set into a vanity unit, stylish tiled walls and flooring.

## Utility Room

5' 3" x 7' 7" (1.60m x 2.31m)

Practical utility room fitted with two floor-to-ceiling storage cupboards, one of which houses the wall-mounted LOGIC HEAT 30 boiler, serviced annually. A dedicated recess provides space and plumbing for both a washing machine and tumble dryer. Finished with tiled flooring and further benefiting from a Hive heating control system and a carbon monoxide (CO) alarm.

## Scullery

5' 9" x 11' 4" (1.75m x 3.45m)

A versatile room with a window to the rear aspect, parquet flooring, decorative coving, and a radiator.

## First Floor Landing

An impressive, airy landing space with the original staircase and window to the side aspect. It also includes a picture rail, a ceiling rose, and a classic radiator. Includes a built-in storage cupboard with pump and shelving and access to the loft space via original counter-balanced wooden steps. The loft is fully boarded to the walls and floor, housing the hot water cylinder and finished with insulation.

## Bedroom 1

13' 4" x 16' 2" (4.06m x 4.92m)

A generous principal double bedroom featuring a large bay window to the front aspect, a picture rail, a ceiling rose, and a vertical radiator. The room retains its original Art-Deco tiled fireplace. Access to:

## En-suite Shower Room

3' 11" x 7' 7" (1.19m x 2.31m)

Fully tiled and fitted with a low-level WC, a wash hand basin with a vanity unit, a large walk-in shower cubicle with a rainfall shower head, and a chrome heated towel rail with a window to the side aspect.

## Bedroom 2

13' 1" x 15' 5" (3.98m x 4.70m)

Another excellent double bedroom with a window overlooking the rear garden, a vertical radiator, a picture rail, and a ceiling rose. Features its own characterful original Art-Deco tiled fireplace. Access to:

## En-suite Shower Room

4' 0" x 7' 7" (1.22m x 2.31m)

A matching en-suite being fully tiled and fitted with a low-level WC, a wash hand basin with a vanity unit, a large walk-in shower cubicle with a rainfall shower head, and a chrome heated towel rail, featuring a window to the side aspect.

## Bedroom 3

11' 1" x 10' 10" (3.38m x 3.30m)

A spacious double bedroom with a side-aspect window, complete with a ceiling rose, picture rail, and a vertical radiator.

## Bedroom 4

7' 10" x 9' 4" (2.39m x 2.84m)

A comfortable single bedroom great for an office or nursery, featuring a window to the front aspect, a picture rail, a ceiling rose, and a radiator.

## Family Bathroom

6' 7" x 8' 7" (2.01m x 2.61m)

A fully tiled, modern family suite comprising a low-level WC, a hand wash basin with a vanity unit, and a panelled bath with a mains-fed shower over and a shower screen. Finished with a chrome heated towel rail, a storage cupboard, and a window to the side aspect.

## Separate WC

A highly practical second upstairs cloakroom fitted with a low-level WC and a wash hand basin with a vanity unit. Retains its original characterful part-tiled walls, tiled flooring, window to the side aspect and a ceiling rose.

## Detached Double Garage

18' 6" x 18' 7" (5.63m x 5.66m)

A substantial brick-built detached double garage equipped with twin electric up-and-over doors, full power and lighting, and a handy personnel side door for quick garden access. Potential for a gym or office.

## Gardens & Driveway

The fully enclosed rear garden is beautifully established, mainly laid to lawn, and framed by mature plant and shrub borders. An expansive patio seating area comes complete with a fitted Electric Awning, making it perfect for alfresco dining. The outdoor space also includes a practical outside tap, water butts, and external lighting. The property's front offers excellent kerb appeal and security, accessed via electric gates that open onto an extensive block-paved driveway. This gives access to the double garage and front door entry. The property has a right of way over the shared access, but no ownership or responsibility.





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GROUND FLOOR  
803 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
843 sq.ft. (77.7 sq.m.) approx.



DOUBLE GARAGE  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (194.0 sq.m.) approx.

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