



- Period Bay Fronted House
- 2 Double Bedrooms
- Stunning Tiered Garden With Terrace
- City Centre Living - Quick Access To Lincoln Cathedral Quarter
- Underfloor Heating To The Ground Floor
- Indoor - Outdoor Living Ideal For Al-Fresco Dining
- Versatile Attic Room
- New Carpets Throughout

Alexandra Terrace, Lincoln, LN1 1JF  
£259,950



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This charming period end-terraced house is positioned in the heart of Lincoln's city centre, combining traditional character with modern living. Boasting a striking bay-fronted façade and original features, this freehold property offers both style and substance in a sought-after location with newly upgraded carpets. The ground floor features underfloor heating throughout, extending into a beautifully designed kitchen diner. This space is enhanced by bi-folding doors opening directly onto the landscaped garden for seamless indoor-outdoor living and al-fresco dining. The separate lounge retains its original character, offering a large bay window with bespoke shutters, a gas fireplace, and ceiling heights over nine feet that enhance the sense of space. Upstairs, two generous double bedrooms are served by a stylish four-piece bathroom complete with a walk-in shower and a classic roll-top bathtub. The master bedroom measures an impressive 14'11" x 12'2", offering exceptional scale and natural light. From here, a striking spiral staircase leads to an attic room, which is currently arranged as a bedroom but lacks the building regulations required for formal use. The tiered rear garden is a standout feature, thoughtfully landscaped into a gardener's paradise. With a mix of vibrant flowerbeds, a sun terrace, and a covered seating area, it provides an idyllic retreat for relaxation and outdoor entertaining. Situated within the desirable West End district, the property occupies an elevated position giving swift access to Lincoln's historic Cathedral Quarter via picturesque Motherby Hill. Excellent amenities are within easy reach, including the vibrant Brayford Marina, the bustling High Street, the University of Lincoln, and Lincoln County Hospital, making this an exceptional home for convenience. Council Tax Band A. Freehold.



## Hallway

Composite front door to the front aspect, tiled flooring with underfloor heating, stepped access, stairs rising to the first floor, and a classic radiator. Access to:

## Downstairs WC

Corner handwash basin unit, a low-level WC, a uPVC double-glazed obscured window to the side aspect, utility meters, and a consumer unit.

## Lounge

12' 2" x 11' 4" 97" ceiling height (3.71m x 3.45m)

Having a uPVC double-glazed bay window to the front aspect with plantation shutters, a gas fire, coved ceiling, ceiling rose, and a radiator.

## Kitchen Diner

15' 11" x 12' 1" (4.85m x 3.68m)

Having a range of stylish base level units with integrated appliances such as oven, induction hob, sink and drainer unit, space and plumbing for dishwasher and laundry appliances, extractor unit, bi-folding doors, tiled flooring with underfloor heating, and a wall-mounted gas central heating boiler.

## First Floor Landing

Feature spiral staircase to the attic room and access to 2 bedrooms and a bathroom.

## Master Bedroom

12' 2" x 14' 11" (3.71m x 4.54m)

Having 2 uPVC double-glazed windows to the front aspect with custom plantation shutters, a classic radiator, ceiling rose, and coved ceiling.

## Bedroom 2

12' 1" x 8' 4" (3.68m x 2.54m)

Having a uPVC double-glazed window to the rear aspect with garden view, a classic radiator, and a coved ceiling.

## Bathroom

7' 0" x 12' 1" (2.13m x 3.68m)

Having a four-piece suite comprising a walk-in shower, roll-top bath, classic vanity handwash basin unit, and a low-level WC, tiled flooring and underfloor heating, uPVC double-glazed obscured window to the rear aspect, and extractor fan.

## Attic Room

12' 6" x 15' 11" (3.81m x 4.85m)

Having a spiral staircase access, 2 Velux skylight windows, a classic radiator, built-in storage cupboards, access to eaves storage, power points, and lighting.

## Outside Rear

A landscaped tiered garden with the ground tier having a paved seating area and an additional covered area, access to external water and power. The tiered garden comes with mature hedging perimeters and arranged flowerbeds. The top tier comes with an idyllic sun terrace and a covered seating area with a garden shed.

## Outside Front

A walled perimeter with flowerbed arrangement, side access to the rear of the property, and front door entrance.

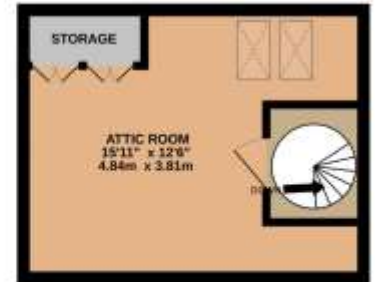
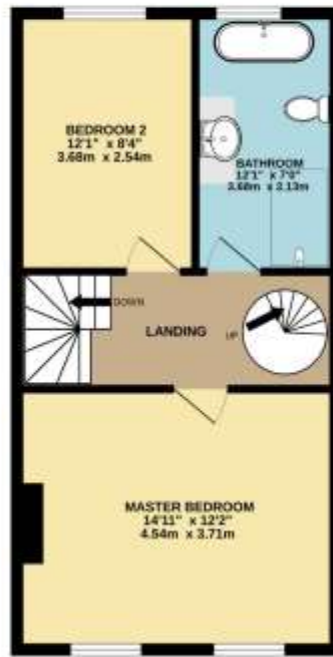
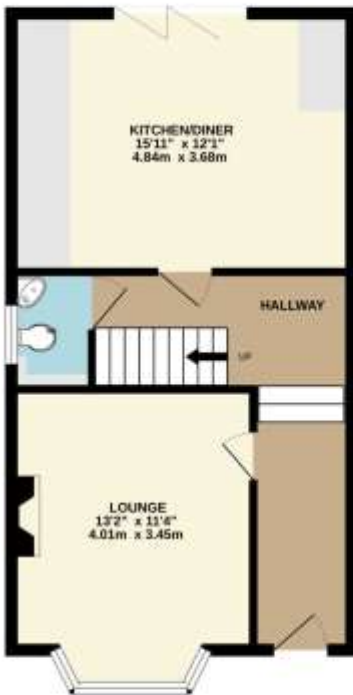




GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.5 sq.m.) approx.

ATTIC ROOM  
129 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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