

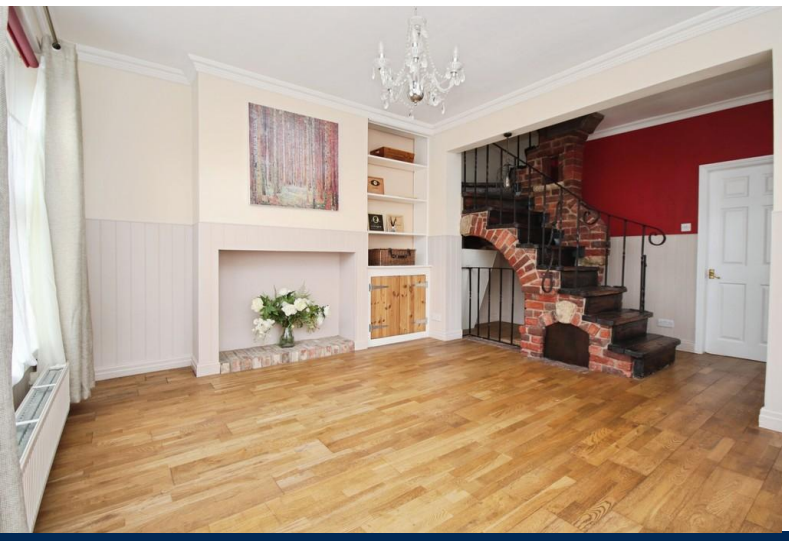
23 Colegrave Street

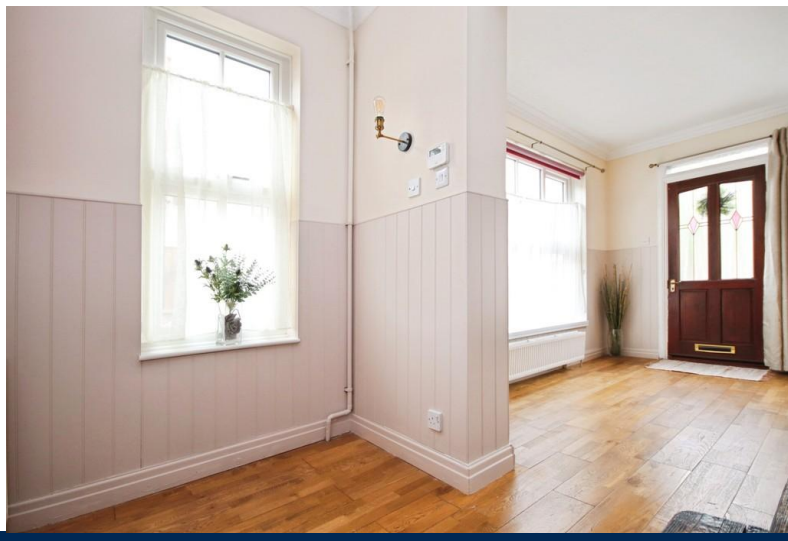
Lincoln, LN5 8DR

Book a Viewing!

£250,000

A beautifully presented and deceptively spacious four-bedroom end terrace home, brimming with character and original period features throughout. Situated just a stone's throw from the picturesque South Common, the property seamlessly blends charming exposed brickwork, feature fireplaces and original beams with modern fittings, creating a superb family home full of warmth and personality. The property has also been recently redecorated throughout and has brand new carpets. Rarely available for the area, the property also benefits from the added advantage of off-road parking for 1 car and is offered for sale with no onward chain. The accommodation comprises of a spacious Lounge, modern fitted Kitchen opening through to a versatile Sitting Area, Utility Room with WC, a First Floor Landing leading to two double Bedrooms, a contemporary four-piece Family Bathroom and a Second Floor Landing with two further double Bedrooms. Outside, the property benefits from a private low maintenance rear courtyard.





Colegrave Street, Lincoln, LN5 8DR







LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

LOUNGE

17' 4" x 14' 8" (5.28m x 4.47m) A bright and spacious reception room enjoying dual aspect UPVC windows to the front and side, flooding the space with natural light. Finished with solid oak flooring, radiator, decorative wall panelling, useful built-in storage cupboard and stairs rising to the first floor landing.

KITCHEN/DINER

14' 8" x 11' 10" (4.47m x 3.61m) A stylish modern kitchen fitted with a range of wall and base units incorporating integrated full-height fridge and freezer, integrated dishwasher, stainless steel sink with drainer and mixer tap, and an impressive five-ring gas range cooker with grill. A feature fireplace with rustic timber mantel provides an attractive focal point, while the kitchen flows naturally through to the adjoining sitting area, creating an ideal space for modern family living.









SITTING ROOM
12' 5" x 6' 6" (3.78m x 1.98m) A versatile reception space offering flexibility as either a formal dining room or additional sitting room. Featuring tiled flooring, radiator, decorative panelling and UPVC French doors opening directly onto the rear courtyard, creating an excellent connection between the indoor and outdoor spaces.

UTILITY ROOM / WC
8' 7" x 6' 6" (2.62m x 1.98m) A practical utility space fitted with worktop, plumbing and spaces for both a washing machine and tumble dryer, together with a WC and pedestal wash hand basin. Further benefiting from tiled flooring, tiled splashbacks, radiator, built-in storage cupboard and a frosted UPVC window to the side aspect.

FIRST FLOOR LANDING
Providing access to two double bedrooms, the family bathroom, built-in storage cupboard housing the wall-mounted gas combination boiler and stairs rising to the second floor.

BEDROOM 1
14' 8" x 12' (4.47m x 3.66m) A generous dual aspect double bedroom with UPVC bay window to side aspect and an additional UPVC window to the front aspect. The space also benefits from a feature fireplace and radiator.

BEDROOM 2
11' 10" x 8' 2" (3.61m x 2.49m) A further double bedroom positioned to the rear of the property with UPVC window and radiator.

BATHROOM
11' 10" x 6' 2" (3.61m x 1.88m) A contemporary four-piece suite comprising of a jacuzzi bath with mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin and WC. Finished with tiled splashbacks, upright chrome towel radiator, extractor fan and frosted UPVC window.

SECOND FLOOR LANDING
Providing access to two further double bedrooms.

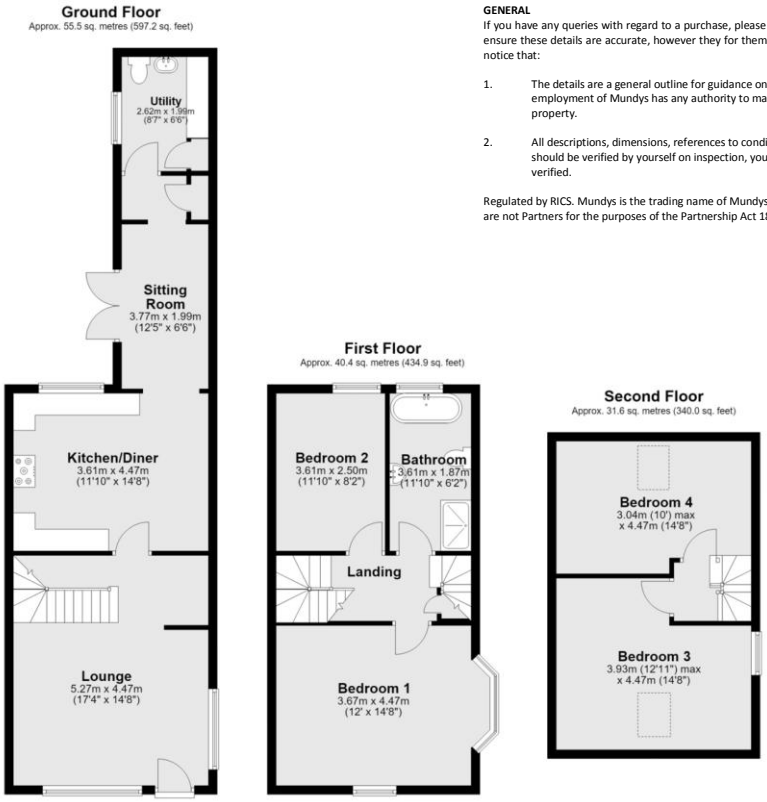
BEDROOM 3
14' 8" x 12' 11 max" (4.47m x 3.94m) A characterful double bedroom featuring exposed brickwork, exposed beams, Velux-style roof window, additional side window and radiator.

BEDROOM 4
14' 8" x 10 max' (4.47m x 3.05m) A further double bedroom with exposed beams, Velux-style roof window and radiator.

OUTSIDE
To the front of the property there is the rare benefit of a private driveway providing off-road parking for 1 car. To the rear there is a private low maintenance enclosed courtyard with a paved patio seating area and pedestrian access to the street, creating a private outdoor space that is easy to maintain.







Total area: approx. 127.5 sq. metres (1372.0 sq. feet)

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating (the Worcester Bosch combi boiler was fitted in November 2023 and is still under the 5 year guarantee).

EPC RATING – E.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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