



St Georges Lane, Riseholme



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£650,000

- Good sized 1930's Detached House
- Five Bedrooms, Two Ensuites & Bathroom
- 21ft Dining Kitchen, Utility & Laundry Room
- Lounge, Family Room, Dining Room & Study
- Gated Driveway, Double Garage & Gardens
- Gas Central Heating
- Open Countryside Views
- EPC Rating D & Freehold



White House is a 1930's FIVE BEDROOM Detached House situated in a gated and good sized plot in a countryside position within the desirable Riseholme on the northern outskirts of Lincoln city. The characterful accommodation comprises entrance hall, shower room/cloakroom, living room, dining room, study, dining kitchen, utility room and laundry room to the ground floor. Upstairs five bedrooms with ensuite to bedroom one and en-suite washroom to bedroom two, family bathroom, a further wc and eaves storage. Outside the gated driveway provides off road parking for several vehicles, a detached double garage, gardens to the front, sides and rear with summer house. The property benefits from gas central heating and being sold with No Onward Chain.

Entrance Hall

With windows to the front aspect, entrance door, stairs to the first floor, access to storage cupboard and understairs cupboard.

Living Room 21'8" x 17'5" (6.6m x 5.3m)

With window to the front aspect, bay window to the side aspect, fireplace and radiator.

Family Room 13'7" x 16'1" (4.1m x 4.9m)

With windows to side and rear aspect, french doors leading to the rear garden and radiator.

Breakfast Kitchen 21'3" x 16'0" (6.5m x 4.9m)

With windows to the rear and side aspects, door leading to the rear garden, fitted with a range of wall and base units, sink with drainer unit, oven and hob with drainer unit and radiator.



Dining Room 12'0" x 11'11" (3.7m x 3.6m)

With windows to the front and side aspects and radiator.

Office 7'5" x 8'4" (2.3m x 2.5m)

With a window to the rear aspect and radiator.

Utility Room

Fitted with wall and base units and a sink with drainer unit.

Laundry Room

With a door leading to the rear garden, fitted with a range of wall and base units, sink with drainer unit and space for washing machine and tumble dryer.

Landing

With stairs -to the ground floor and storage cupboard.

Bedroom One 17'6" x 13'0" (5.3m x 4m)

With windows to the front and side aspects, fitted wardrobe, en-suite and radiator

En-Suite

With a window to the rear aspect, access to the eves storage, corner bath, low level wc, wash hand basin and radiator.



Bedroom Two 13'6" x 15'10" (4.1m x 4.8m)

With windows to the rear and side aspects, en-suite and radiator.

En-Suite

With a window to the side aspect, low level wc, wash hand basin and radiator.

Bedroom Three 12'0" x 12'0" (3.7m x 3.7m)

With a window to the front and side aspects, fitted wardrobes, wash hand basin and radiator.

Bedroom Four 12'4" x 11'11" (3.8m x 3.6m)

With windows to the front aspect and radiator.



Bedroom Five 9'10" x 8'8" (3m x 2.6m)

With a window to the side aspect and radiator.

Bathroom

With a window to the side aspect, low level wc, wash hand basin, panelled bath with shower, storage cupboard and radiator.

WC

With a low level wc and radiator.

Garage/Workshop 18'3" x 16'2" (5.6m x 4.9m)

With a window, up and over door, power and lighting.

Outside

To the front of the property is a private driveway garage/workshop and lawned garden bordered by mature shrubs. To the rear of the property is an enclosed garden mostly laid to lawn, patio, mature shrubs and external wc.

Agents Note

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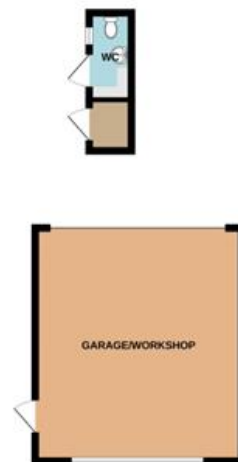
GROUND FLOOR
1488 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR
1269 sq.ft. (117.8 sq.m.) approx.



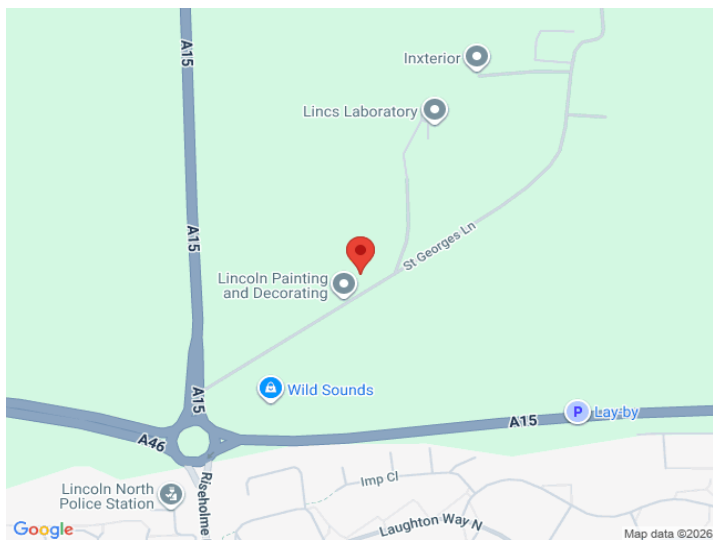
GARAGE
332 sq.ft. (30.7 sq.m.) approx.



WHITE HOUSE ST GEORGES LANE, RISEHOLME, LN2 2LQ

TOTAL FLOOR AREA : 3093 sq.ft. (287.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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