



195 West Parade

Lincoln, LN1 1QT



Book a Viewing!

£465,000

This is a beautiful example of a four bedroom Victorian end terrace property, ideally positioned in a highly sought after location to the west of the historic Cathedral and University City of Lincoln. The property enjoys views over the West Common and further benefits from a driveway, double garage/workshop and fully refurbished internal accommodation throughout. The accommodation briefly comprises of an entrance porch leading into an impressive reception hallway, a lounge, study, modern fitted kitchen, dining area, utility room, downstairs WC and a garden room. To the first floor, there are four well-appointed bedrooms and a luxury family bathroom. Externally, the property offers a courtyard style yard with a seating area and access to the garage/workshop.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

PORCH

With Mosaic tiled flooring and walls, double UPVC doors to the side, attractive stained glass windows and doors opening into the reception hallway.

RECEPTION HALL

With Mosaic tiled flooring, radiators, decorative coving, ceiling roses, doors leading to the lounge, study and kitchen and stairs rising to the first floor with useful storage beneath.

LIVING ROOM

13' 5" x 12' 11" (4.09m x 3.96m) With a walk-in UPVC box bay window overlooking the common complete with fitted shutters, log burner with decorative tiled surround, wooden flooring, feature radiators, wall lighting, ceiling rose and Bi-fold doors opening into the study.



STUDY/DINING ROOM

10' 5" x 11' 10" (3.20m x 3.61m) With a walk-in bay window, fitted display cupboards, feature fireplace with log burner, wooden flooring, decorative coving, ceiling rose and Bi-fold doors connect seamlessly back to the lounge.

KITCHEN/DINER

25' 5" x 13' 4" (7.77m x 4.08m)

DINING AREA

With ample space for a dining table, wooden flooring, wall lighting, decorative coving and flows into the kitchen area.

KITCHEN AREA

Fitted with a range of modern base units and drawers with stone work surfaces over and decorative splashbacks, AEG electric hob with integrated extraction, double oven, grill and microwave and integrated fridge and freezer.



GARDEN ROOM

9' 1" x 8' 2" (2.77m x 2.49m) With UPVC windows overlooking the rear garden, wooden flooring, radiator, Velux-style roof windows and LED spotlights.

UTILITY ROOM

6' 3" x 6' 9" (1.92m x 2.08m) With space for appliances, window and a vertical radiator.

WC

With wash hand basin and WC.

REAR ENTRANCE

With UPVC door leading to the garden with access to the utility room and ground floor WC.

LANDING

With radiator and provides access to all four bedrooms and the family bathroom.



BEDROOM 1

12' 11" x 10' 9" (3.94m x 3.30m) With a walk-in bay window overlooking the common, fitted cupboards, decorative coving and a vertical radiator.

BEDROOM 2

10' 9" x 11' 10" (3.30m x 3.63m) With UPVC bay window to the front, decorative fireplace, fitted storage cupboards, radiator and coving.

BEDROOM 3

11' 3" x 10' 3" (3.44m x 3.14m) With window overlooking the common, fitted cupboards radiator and a decorative fireplace.



BEDROOM 4
7' 10" x 7' 1" (2.39m x 2.18m) With window, radiator and decorative coving.

BATHROOM
7' 4" x 11' 10" (2.25m x 3.61m) With tiled flooring with underfloor heating, freestanding bath, walk-in shower, wash basin unit, partially tiled walls, LED lighting, extractor fan and a stained glass sash window.

OUTSIDE
The property offers a low maintenance yard with a seating area and access to the garage/workshop.

GARAGE / WORKSHOP
15' 3" x 26' 8" (4.66m x 8.14m) The double garage/workshop is equipped with an up-and-over door to the front, side access doors and benefits from power and lighting.



DISCLAIMER
Please note the rear and front pictures of the garden room have been enhanced with AI photo editing.

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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.

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