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Monks Road, Lincoln



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When it comes to
property it must be


lovelle



£175,000



A spacious four double bedroom mid-terrace home set over three floors on popular Monks Road, close to Lincoln city centre and the hospital. Offers two reception rooms, a large kitchen, two bathrooms, and a converted attic bedroom. Private rear garden

Key Features

- Four spacious double bedrooms, including a large attic room
- Two modern bathrooms, including a ground floor wet room and first floor shower room
- Two generous reception rooms
- Large kitchen with ample worktop space and storage
- Rear lobby and additional store room providing practical utility and storage space
- Private enclosed rear garden with potential for landscaping or low-maintenance use
- EPC rating U
- Tenure: Freehold





Lovelle is delighted to present this generously sized four-bedroom mid-terrace home, ideally located on the ever-popular Monks Road - just a short walk from Lincoln city centre, Lincoln County Hospital and the picturesque Arboretum.

Arranged over three floors, the property offers versatile living accommodation throughout. The ground floor comprises two spacious reception rooms, ideal for separate living and dining spaces, a large kitchen with excellent worktop and storage provision, and a rear lobby area leading to a modern wet room with walk-in shower.

To the first floor are three well-proportioned double bedrooms and a second bathroom. The fourth double bedroom is located in the converted attic and features generous floor space and characterful sloped ceilings - perfect for a guest room or home office.

Externally, the property benefits from a private, enclosed rear garden with a mix of paved and planted areas, offering plenty of potential for landscaping or low-maintenance enjoyment.

With ample space, flexible layout and plenty of scope for cosmetic improvement, this is an excellent opportunity for families, sharers or buy-to-let investors looking for a well-located home in one of Lincoln's most in-demand areas.

Ground Floor

Hallway

1.07m x 8.75m (3'6" x 28'8")

A welcoming entrance hall with high ceilings and neutral décor, providing access to both reception rooms and the staircase to the first floor. The space offers a practical area for coats and shoes and retains some original character, creating a warm first impression as you enter the home.

Living Room

3.8m x 4.72m (12'6" x 15'6")

A bright and spacious front-facing reception room featuring a large bay-style window that fills the space with natural light. The room boasts high ceilings with detailed coving, a central feature fireplace with wood surround and tiled hearth, and attractive wood-effect flooring. With bold floral wallpaper adding character, this versatile room is perfect for relaxing or entertaining.

Lounge

2.66m x 4.42m (8'8" x 14'6")

Positioned to the rear of the property, this versatile reception room offers a quiet retreat with a view over the garden. The space features wood-effect flooring, a built-in shelving unit ideal for storage or display, and a large window with an adjacent glazed door providing access to the rear garden. A ceiling light with decorative pendant adds a touch of character to the room, which can be used as a second sitting room, dining space, or home office depending on your needs.

Rear Hallway

1.73m x 1.38m (5'8" x 4'6")

A compact but practical space located between the lounge and rear garden, this rear hallway provides a convenient transition from the main living areas to the outside. Featuring a window for natural light and a part-glazed external door, it's ideal for coat and shoe storage or as a functional utility area. This room also offers easy access to the garden and the kitchen, enhancing the home's overall flow.

Bathroom

1.39m x 2.64m (4'7" x 8'8")

A bright and accessible bathroom designed as a modern wet room, featuring full wall tiling and non-slip flooring. The suite includes a low-level WC, wall-mounted hand basin, and a walk-in shower area with a rainfall-style showerhead and curtain rail. A decorative stained-glass effect window adds a charming touch while providing natural light and privacy. Ideal for multi-generational living or guests.

Kitchen

2.95m x 5.03m (9'8" x 16'6")

A generously sized kitchen stretching the width of the property, offering excellent space for both cooking and dining. Fitted with a range of wall and base units, the kitchen features tiled flooring, dual aspect windows for natural light, and ample worktop space with room for appliances. The layout includes a stainless steel sink with drainer, tiled splashbacks, and a wall-mounted boiler. With direct access to both the rear lobby and bathroom, this room is the heart of the home and presents great potential for modernisation.

Store

1.7m x 2.31m (5'7" x 7'7")

Located just off the kitchen, this useful store room provides additional space ideal for coats, cleaning supplies, or general household storage. With a window allowing natural light, fitted wall hooks, and an external door leading to the rear garden, the room also offers potential to be used as a utility area or workshop with minimal adjustment.

First Floor

Landing 1

1.76m x 2.62m (5'10" x 8'7")

The lower landing connects the first floor's double bedroom and the family bathroom. Spacious and neutrally decorated, it retains a traditional feel with high ceilings and natural light from the adjacent rooms. This area offers easy circulation between the main sleeping quarters and facilities.

Landing 2

1.79m x 2.42m (5'11" x 7'11")

Accessed via a further few steps from the lower level, the upper landing leads to a staircase to the converted attic bedroom and a further two bedrooms. It provides a natural break between floors and adds privacy to the top-floor accommodation - ideal for guests or older children.

Bedroom 1

4.45m x 3.95m (14'7" x 13'0")

A generously sized double bedroom positioned at the front of the property, featuring a wide window that fills the room with natural light. The space benefits from full-height built-in wardrobes offering ample storage, neutral décor, and carpeted flooring. With plenty of space for a king-size bed and additional furniture, this room makes for a comfortable and private main bedroom.





Bedroom 2

3.09m x 4.41m (10'1" x 14'6")

A spacious and bright double bedroom located at the rear of the property, featuring dual alcoves that add character and flexibility for furniture arrangement. The room is finished in a light neutral palette with fitted carpet and benefits from a large window that offers natural light and a pleasant outlook over the rear. Ideal as a generous second bedroom or guest room.

Bedroom 3

2.95m x 2.7m (9'8" x 8'11")

A comfortable third double bedroom situated to the rear of the property, featuring a large window that brings in plenty of natural light. The room is neutrally decorated with grey-toned walls and fitted carpet, and includes a radiator and multiple plug sockets, making it suitable for use as a bedroom, home office or hobby space.

Bathroom

1.99m x 2.54m (6'6" x 8'4")

A modern and practical bathroom featuring a large walk-in shower with sliding glass door, pedestal wash basin, and low-level WC. The room is finished with a combination of tiled and painted walls, a frosted window for privacy, and built-in shelving for convenient storage. A mirrored cabinet and grab rail complete the space, making it functional for everyday use.

Second Floor

Bedroom 4

4.92m x 4.39m (16'1" x 14'5")

Occupying the entire top floor, this expansive double bedroom offers a unique and versatile space with sloped ceilings, dormer-style window, and charming architectural features. The room is neutrally decorated with fitted carpet, a radiator, and access to useful eaves storage. Ideal as a private master suite, teenager's room, or even a spacious home office or studio.

Attic Space

3.16m x 2.28m (10'5" x 7'6")

Discreetly accessed through a built-in wardrobe in the fourth bedroom, this small attic room provides a handy, tucked-away storage area. Ideal for keeping seasonal items, suitcases or other household belongings out of

sight, the space features a sloped ceiling and is partially boarded, offering practical storage without encroaching on the main living area.

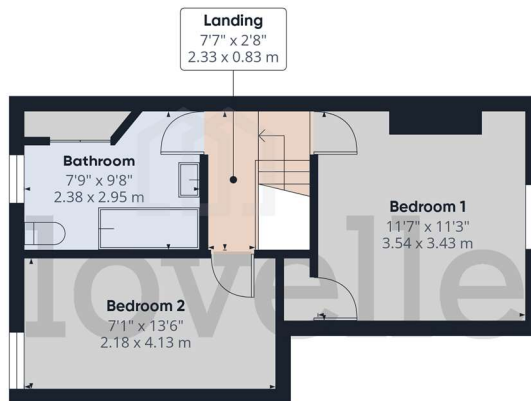
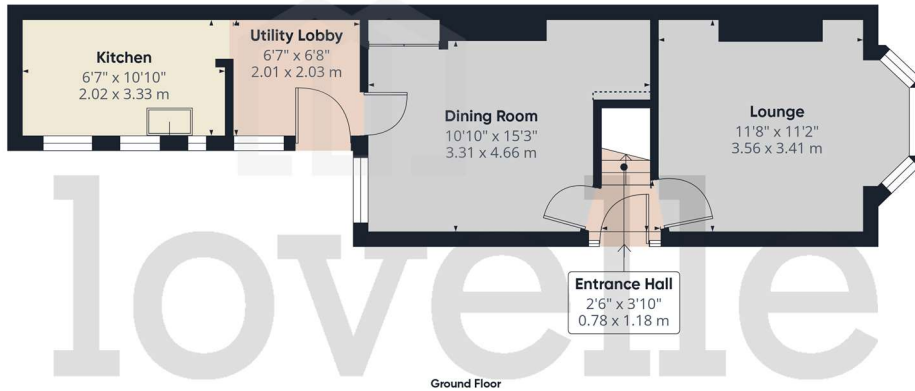
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Approximate total area⁽¹⁾

755 ft²
70.2 m²

Reduced headroom

1 ft²
0.1 m²

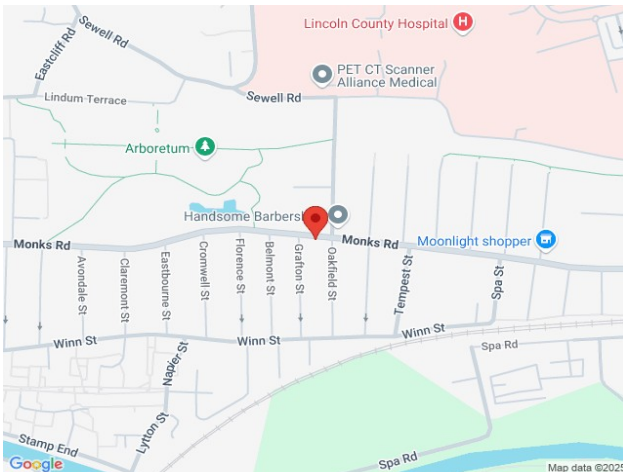
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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