



Greetwell Road  
Lincoln

MOUNT & MINSTER



Greetwell Road

Lincoln

- Close to Lincoln Minster School and Lincoln County Hospital
  - Sought after Uphill location
  - Detached four bedroom residence
    - Three reception rooms
      - Bathroom
      - Shower room
  - Beautifully landscaped rear garden
    - Off road parking
    - Single integral garage
    - Oak veneer doors throughout



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## INTRODUCTION

This well presented four bedroom detached residence is situated within the highly sought after Uphill area of Lincoln within easy walking distance to the Bailgate and Lincoln County hospital. The property offers flexible light and airy accommodation throughout which briefly comprises, entrance porch, entrance hall, downstairs WC, lounge, dining room, kitchen/diner, family/cinema room, utility room with access to the integral garage concludes the ground floor. To the first floor there are four bedrooms, family bathroom and separate shower room.

## LOCATION

Greetwell Road is situated within close proximity to Lincoln Hospital and within easy access to the popular Bailgate and Cathedral Quarter of Lincoln where there are a number of shops, restaurants and amenities. The property is also close to Eastgate Tennis and Bowls Club as well as the Hockey and Cricket Club situated on Wragby Road. There are a number of supermarkets within close proximity and a regular bus service. Additional transport links include the Train Station and a short drive to the A46 Lincoln Bypass giving access to the A1 Motorway at Newark.

## SCHOOLS

There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Good with school buses collecting and delivering students from the centre of the city

## OUTSIDE

To the front the property is approached via a gravel driveway which leads to the integral single garage with electric doors. The driveway provides ample off road parking, a pedestrian access gate to the side provides access to the rear of the property.

To the rear the beautifully landscaped garden is primarily laid to lawn with mature planted beds and trees, there is a designated patio area ideal for alfresco dining and entertaining which can be accessed from the kitchen/diner and dining room. Along with a further patio area and garden shed.

## ACCOMMODATION

### Entrance porch

Tiled flooring, ceiling light, door into entrance hall.

### Entrance hall

Walnut parquet flooring, stairs rising to first floor landing, understairs storage cupboard, radiator, recessed ceiling lights.

### Downstairs WC

Tiled flooring, recessed ceiling lights, corner sink, tiled splashbacks, low level WC.





### **Lounge**

Walnut parquet flooring, uPVC double glazed windows to front, radiator, wall lights, gas fire with stone hearth and mantle.

### **Dining room**

Walnut parquet flooring, uPVC double glazed French doors to rear, recessed ceiling lights, radiator.

### **Kitchen/Diner**

Tiled flooring, range of wall and base units, granite work surfaces over, breakfast bar, recessed ceiling lights, under unit lighting, uPVC double glazed windows to rear, uPVC double glazed door to rear, integrated fridge and dishwasher, composite sink, Rangemaster cooker with five ring gas hob over, extractor, integrated multi-function microwave oven, radiator, electric underfloor heating.

### **Utility room**

Carpet, space and plumbing for washing machine, wall light, further storage space, pedestrian access door to integral garage.

### **Garage**

With power and light, electric remote up and over doors.

### **Family/cinema room**

Carpet, radiator, uPVC double glazed window to side, recessed ceiling lights, hard wiring for speakers.

### **First floor landing**

Carpet, recessed ceiling lights, radiator, access to loft space.

### **Bedroom one**

Carpet, uPVC double glazed windows to front and side, radiator x 2, ceiling light, built in wardrobes.

### **Bedroom two**

Carpet, uPVC double glazed window to front, radiator, built in wardrobe, radiator, ceiling light.

### **Bedroom three**

Carpet, uPVC double glazed window to rear, ceiling light, radiator.

### **Bedroom four**

Carpet, uPVC double glazed window to rear, ceiling light, radiator.

### **Bathroom**

Tiled flooring, uPVC double glazed window to rear, heated towel rail, bath with mains shower over, recessed ceiling lights, low level WC, part tiled, airing cupboard housing boiler with shelving.

### **Shower room**

Tiled flooring, fully tiled, uPVC double glazed window to rear, heated towel rail, low level WC, sink in vanity unit, walk in double shower cubicle with waterfall shower head, fully tiled, recessed ceiling lights, extractor.

**METHOD OF SALE**

Freehold with vacant possession on completion.

**TENURE**

Freehold.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: D

**COUNCIL TAX BAND**

Band: D

Lincoln City Council

**SERVICES**

Mains gas, electricity, water and drainage.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of January 2025.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



## Ground Floor

Approx. 90.2 sq. metres (971.3 sq. feet)



Total area: approx. 153.5 sq. metres (1652.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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## First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



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