



- Period Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Upgraded Shower Room
- 13'4" Kitchen
- Landscaped Garden, Parking To The Rear
- City Centre Location
- Close To Lincoln Cathedral & Brayford Marina

Alexandra Terrace, West End, LN1 1JE
£225,000





Starkey & Brown are delighted to present for sale this beautifully modernised, two-double-bedroom mid-terraced home situated on Alexandra Terrace. Located in a prime city-centre position, the property offers effortless access to both the historic Lincoln Bailgate and Cathedral Quarter, as well as the bustling High Street retail areas, Brayford Pool Marina, and the University of Lincoln. Perfectly blending character features with modern upgrades, the ground floor boasts two spacious reception rooms featuring exposed brick chimney breasts, a fitted kitchen with premium built-in Bosch appliances, and a stylish shower room that was fully upgraded in 2025. The property further benefits from brand-new flooring throughout the ground floor, gas central heating, and uPVC double glazing, with the dining room and rear bedroom windows having been recently replaced alongside a new composite rear door. To the first floor, the home offers two generous double bedrooms, with the rear-facing rooms enjoying stunning, elevated views over the Lincoln city skyline. Outside, the property excels with a landscaped, tiered rear garden complete with timber decking, a lawn, a timber-framed covered seating area, and the highly coveted addition of rear vehicular parking. Council tax band: A. Freehold.



Lounge

Accessed via a secure, modern composite front door, the primary reception space features a uPVC double-glazed window to the front aspect, coving to the ceiling, a single radiator, and stylish wood-effect flooring. The focal point of the room is a decorative fireplace with a striking exposed brick chimney breast. An internal door leads directly through to the stairs and then step access to the dining room.

Dining Room

11' 5" x 11' 10" (3.48m x 3.60m)

A second versatile reception room boasting a recently replaced uPVC double-glazed window to the rear aspect, a single radiator, coving to the ceiling, and a matching exposed brick chimney breast. The room also provides access to a convenient under-stairs storage cupboard and a stepped opening into the kitchen.

Kitchen

13' 4" x 7' 2" max

Fitted with a contemporary range of wall and base-level units with contrasting work surfaces, incorporating a 1½ bowl ceramic sink and drainer unit with elegant gold-effect faucets. Integrated appliances include a premium four-ring Bosch induction hob and a matching Bosch electric oven. There is further space and plumbing for a freestanding fridge freezer, housing for the combination boiler, a uPVC double-glazed window to the side aspect, and access through to the rear lobby.

Rear Lobby

7' 2" x 3' 0" (2.18m x 0.91m)

A practical utility space featuring integrated shelving and storage, alongside space and plumbing for a washing machine. A recently fitted composite door gives secure access out to the tiered rear garden, with an internal door leading into the ground floor shower room.

Shower Room

7' 4" x 6' 1" (2.23m x 1.85m)

Upgraded in 2025, this modern three-piece suite comprises a low-level WC, a wash hand basin, and a spacious walk-in shower enclosure with a contemporary wet-room surround. The room is finished with a single radiator and an extractor fan.

First Floor Landing

Giving direct access to both first-floor bedrooms.

Bedroom 1

11' 6" x 12' 0" (3.50m x 3.65m)

A generous double bedroom featuring a uPVC double-glazed window to the front aspect, a single radiator, coving to the ceiling, and a handy built-in storage cupboard over the stairs.

Bedroom 2

11' 6" x 12' 0" (3.50m x 3.65m)

A second spacious double bedroom with a recently replaced uPVC double-glazed window to the rear aspect offering far-reaching views over the Lincoln city skyline, finished with a single radiator and coving to the ceiling.

Outside

To the rear of the property is a beautifully landscaped, tiered garden. The upper level features a raised timber decking area perfect for outdoor entertaining, with steps leading down to a manicured lawn section. The garden also includes a timber-framed covered area ideal for all-weather seating or storage, and secure rear access leading directly out to the dedicated parking space at the rear of the property.





GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 various, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mockup 6/2025

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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