



Drury Lane, Lincoln



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£1,080,000



Key Features

- Fully Refurbished Detached Property
- Exceptional views of the city
- Five Bedrooms
- Prime location
- 24ft Open Plan Living Space
- South Facing Terrace & Garden
- EPC Grade D





A fully refurbished, high-specification modern property available in Lincoln's historical uphill centre. The property has undergone significant renovations including substantial thermal upgrades and improvements to the natural light and space in every room.

The property showcases premium finishes throughout, including a minimalist, Japanese-inspired design and a Nolte kitchen equipped with Siemens appliances.

The property is perfectly situated in a desirable location, just a stone's throw from the cobbled streets of the Bailgate area. The south-facing terrace and garden offers uninterrupted, exceptional views of the city, while the front of the house features views of the castle and cathedral. Additional features include an outside terrace, a large tiered garden, a private security gate, a garage and driveway parking for four vehicles.

Entrance Hall

With the entrance door to the front aspect, stairs to the lower ground floor and the first floor.

Study/Bedroom 14'3" x 9'4" (4.3m x 2.8m)

With a window to the front aspect and radiator.

Snug 17'4" x 9'9" (5.3m x 3m)

With a window to the front aspect and stairs to kitchen living space.

Kitchen Living Space 23'8" x 23'1" (7.2m x 7m)

A Nolte premium kitchen with Siemens appliances, smoke glazed fronted units, bifold doors to the rear aspect, dark oak flooring, combi microwave, two steam ovens, induction hob with pop up extractor, full height fridge/freezer, coffee machine, dishwasher, pull out bin and centre island with wide pan drawers.

Hallway

With stairs to the ground floor and access to the garage.

Gym/Bedroom 14'9" x 10'3" (4.5m x 3.1m)

With a window to the front aspect.

First Floor Landing

With stairs to the ground and first floors.

Bedroom 23'8" x 16'4" (7.2m x 5m)

With a window to the rear aspect, en-suite and radiator.

En-Suite

With a window to the side aspect, twin pedestal basins, double walk in shower with rainfall and handheld, fully tiled walls and flooring and heated towel rail.

Bedroom 13'6" x 9'6" (4.1m x 2.9m)

With a window to the front aspect and radiator.

Bathroom 7'6" x 6'9" (2.3m x 2.1m)

With a window to the front aspect, (being completed but comprising low level wc, wash hand basin, bath with shower over and heated towel rail.)

Second Floor Landing

With stairs to the first floor.

Bedroom 23'7" x 15'4" (7.2m x 4.7m)

With windows to the rear aspect, en-suite and two radiators.

En-Suite

With a window to the side aspect, fully tiled, double shower, vanity unit with two basins, low level wc and heated towel rail.

Bedroom 14'9" x 9'9" (4.5m x 3m)

With window to the front elevation and radiator.





Garage 19'5" x 10'1" (5.9m x 3.1m)

With an up and over door to the front aspect, access to the lower ground level hallway, power and lighting.

Outside

To the front of the property there are electric gates leading to the driveway and integral garage.

To the rear of the property is a garden with patio accessing the kitchen/diner, stairs to an enclosed lawn and summer house.

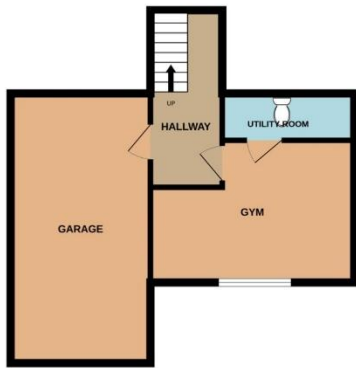
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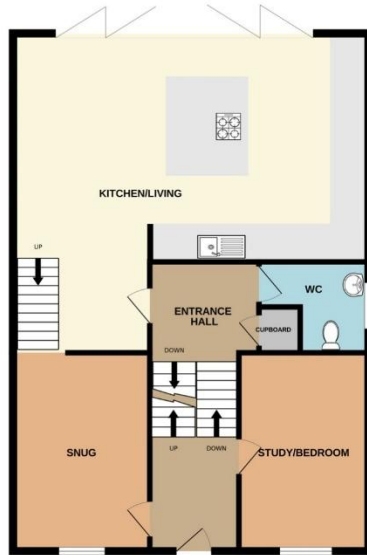




LOWER GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



DRURY LANE, LINCOLN, LN1 3BN

TOTAL FLOOR AREA : 2667 sq.ft. (247.8 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		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

