



26 Carline Road  
Lincoln

**BROWN & CO**







## 26 Carline Road, Lincoln

An attractive two bedroom Edwardian semi-detached property situated within walking distance of the desirable Cathedral Quarter and thriving City Centre. The well proportioned accommodation extends to around 1,432 sq ft and still retains a wealth of period features including attractive fireplaces, decorative plasterwork, stained glass windows and deep skirting boards.

The ground floor offers a spacious lounge, dining room and kitchen with two large double bedrooms and a family bathroom to the first floor. Outside offers off street parking, paved rear yard with storage shed and further garden area to the side elevation.



### ACCOMMODATION

#### Entrance Hall

With stairs to first floor with storage cupboard under, single radiator, original stained glass front door and door to;

#### Dining Room

Single glazed bay window to front elevation, cast-iron fireplace with decorative surround, double radiator, door to;

#### Kitchen

Single glazed window to rear elevation, fitted wall and base units with stainless steel one and a half bowl sink, built-in oven, four ring gas hob with extractor over, part tiled walls, space and plumbing for washing machine, pantry cupboard with space for tumble dryer, door to rear garden.

#### Lounge

Single glazed bay window to side elevation with further single glazed feature window to front elevation with secondary glazing, wood burning stove in ornate wooden fire surround.

#### First floor

#### Bedroom One

Single glazed bay window to front and side elevation with secondary glazing, double radiator, two built-in wardrobes.

#### Bedroom Two

Single glazed bay window to front elevation, single radiator, two built-in wardrobes.

#### Bathroom

Single sash window to side elevation, three piece suite comprising panelled bath with shower over, shower cubicle, wash basin in vanity unit, column radiator with heated towel rail, airing cupboard housing ideal boiler.

#### WC

Single glazed sash window to side elevation, low flush WC.

#### Landing

With loft access, single radiator, stain glass doors leading to balcony with space for a small table and chairs.

#### Outside

The front elevation offers a block paved driveway with a pedestrian gate to the rear yard which offers a block paved patio with wall boundaries and a storage shed. To the side elevation there is a further garden area with mature trees and planting.

#### Services

We understand the property offers mains water, gas, electric and main sewer connections. We also understand from the client that the property has had a new roof fitted in 2024 with an eight year guarantee.

#### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

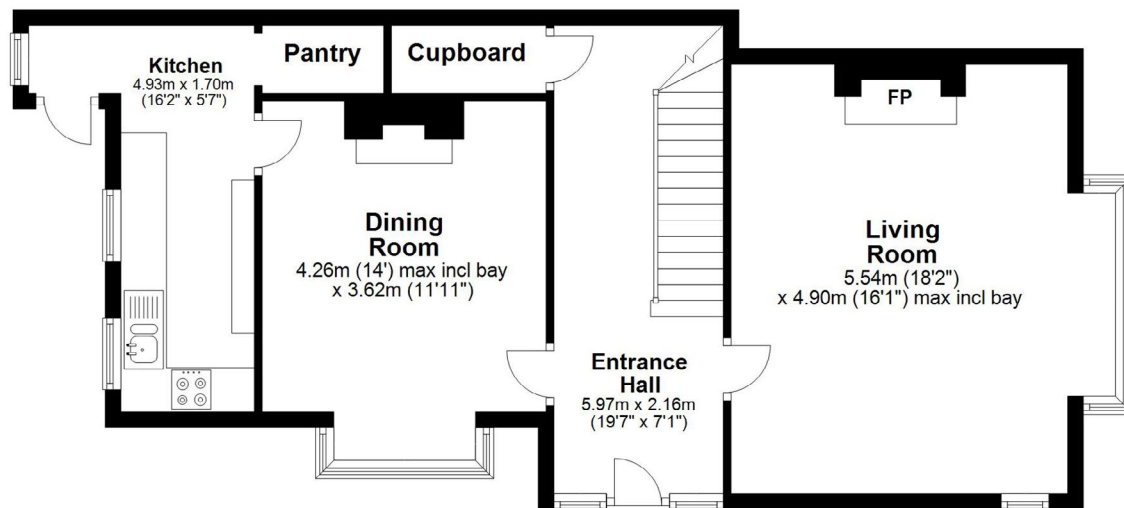






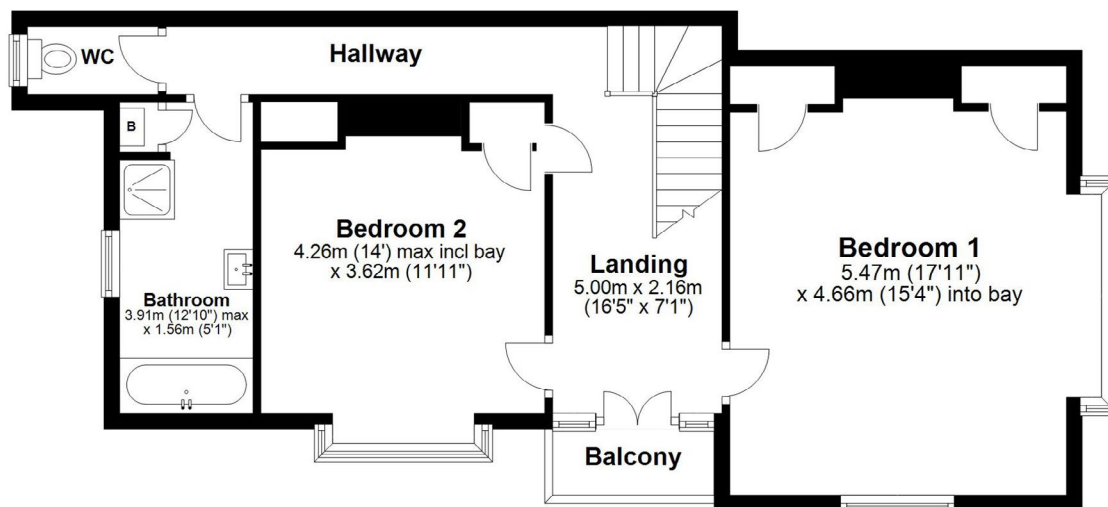
## Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



## First Floor

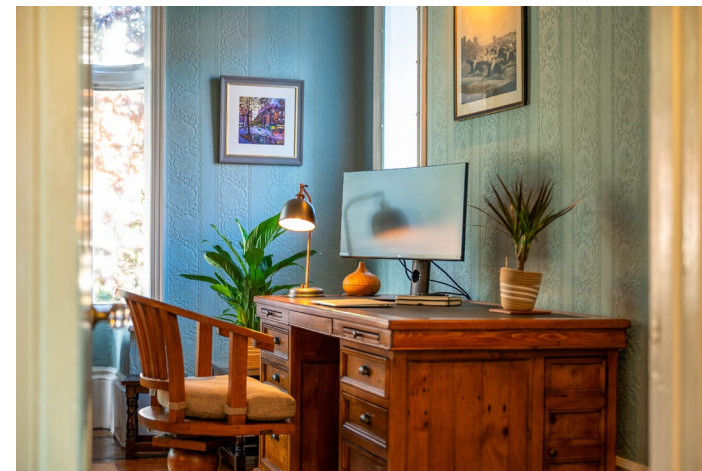
Approx. 66.0 sq. metres (710.8 sq. feet)



Total area: approx. 133.1 sq. metres (1432.3 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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Plan produced using PlanUp.

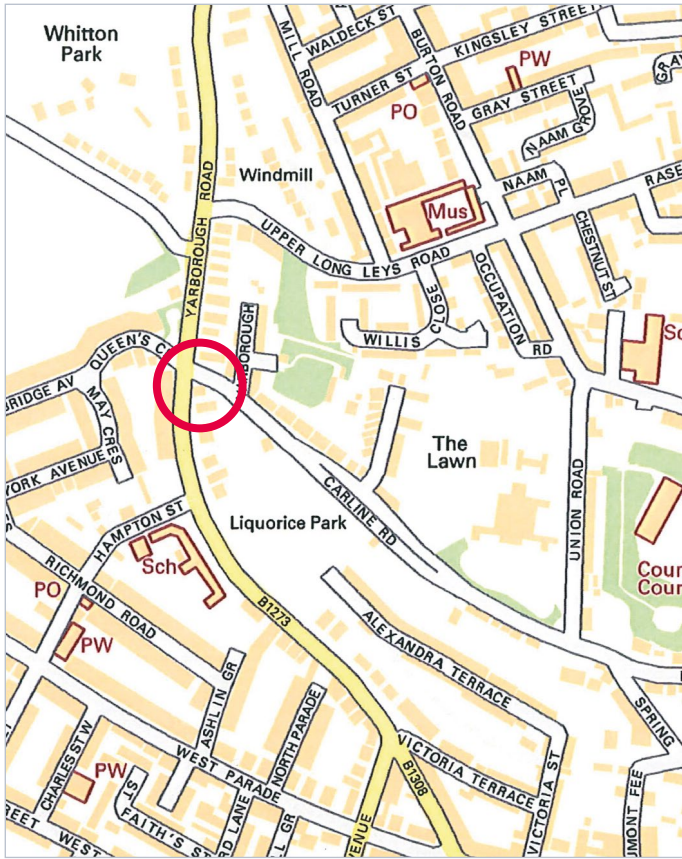
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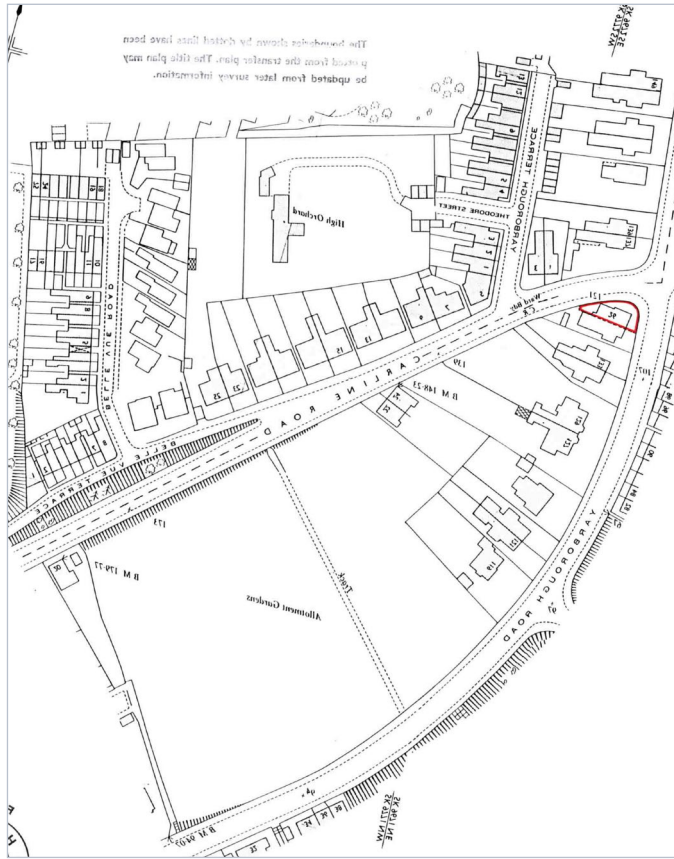




#### Directions - LN1 1HL

Entering Lincoln on the B1273 Yarborough Road proceed until you reach a left hand turn on Carline Road and the property can be found immediately on your right.

<https://what3words.com/assist.traded.jump>



#### Broadband & Mobile

We understand from the Ofcom website that standard and Ultra fast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

#### Energy performance certificate (EPC)

26, Carline Road LINCOLN LN1 1HL	Energy rating <b>E</b>	Valid until: 12 October 2027
		Certificate number: 9855-2847-7002-9593-2001

Property type Semi-detached house

Total floor area 131 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



#### Agent

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#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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