

Buy. Sell. Rent. Let.

lovelle



Wesleyan Court, Lincoln



4



3



1

When it comes to  
property it must be

  
lovelle



£185,000

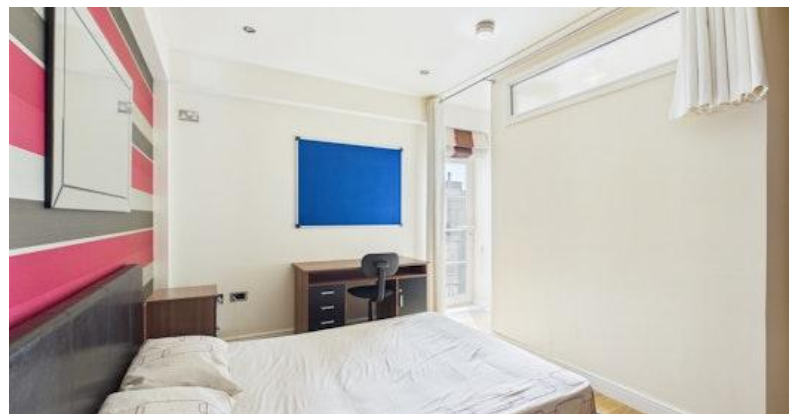


Lovelle Estates are proud to present this beautifully appointed four-bedroom duplex apartment in the heart of Lincoln city centre. Spanning over 1,190 sq ft across two floors, the property features a spacious open-plan kitchen/living area with integrated appliances, two balconies, four double bedrooms (two with en-suites), and a modern family bathroom. Finished to a high standard throughout with allocated secure parking, it's ideally located just moments from the High Street, university, shops, and transport links.

### Key Features

- Spacious four-bedroom duplex apartment
- Prime city centre location
- Modern open plan kitchen/living/dining area
- Two private balconies
- 4 Double Bedrooms
- High quality finishes
- Flexible living space
- Transport links
- EPC rating C
- Tenure: Leasehold







Lovelle Estates presents this exceptionally well appointed four bedroom duplex apartment in the heart of Lincoln's city centre. Set across two floors with approximately 1,194 sq ft of accommodation, this home offers contemporary living with excellent flexibility and privacy.

On the ground floor you'll find two well proportioned double bedrooms serviced by a modern family bathroom, alongside a generous open plan kitchen dining living area. Designed with both style and practicality in mind, the kitchen includes sleek integrated appliances, abundant workspace and storage, while the living area enjoys an abundance of natural light and seamless access to two private balconies.

A stylish staircase leads to the first floor where two further double bedrooms each benefit from en-suite shower rooms, creating separate and tranquil accommodation away from the communal living space. Throughout the apartment, high quality finishes including wood flooring, neutral decor and stylish furnishings combine for a tasteful and turnkey ready presentation. A utility area with washer dryer facilities adds further convenience. Externally, residents benefit from allocated secure parking within the courtyard. Location is second to none, just moments from Lincoln's High Street, local shops, university facilities, cafes and transport links, this property offers exceptional connectivity and lifestyle appeal.

### Hallway

1.09m x 4.31m (3'7" x 14'1")

Welcoming and neutrally decorated entrance hall providing access to the main living areas, ground floor bedrooms, and bathroom. Offers a sense of space and flow with quality wood flooring.

### Kitchen living area

3.99m x 6.3m (13'1" x 20'8")

A generously sized and beautifully designed open plan space ideal for both entertaining and day-to-day living. The kitchen features sleek, modern cabinetry with integrated appliances, ample worktop space, and storage.

### Bedroom 1

5.45m x 4.2m (17'11" x 13'10")

A large, light-filled double bedroom featuring; A private en-suite shower room with contemporary fittings, neutral décor and quality flooring and is ideal as a principal suite or master bedroom

### Bedroom 2

3.11m x 3.42m (10'2" x 11'2")

Another generous double bedroom with its own en-suite shower room, perfect for guests, sharers, or older children needing their own space.

### Balcony 1

4.11m x 0.93m (13'6" x 3'1")

Private balcony accessed from the main living space offer outdoor seating areas and city views

### Balcony 2

1.26m x 2.8m (4'1" x 9'2")

Private balcony accessed from the main living space offer outdoor seating areas and city views.

## Landing

1.56m x 0.87m (5'1" x 2'11")

## Bedroom 3

2.8m x 4.23m (9'2" x 13'11")

Another spacious double bedroom, similarly finished, with flexibility for various uses.

## Bedroom 4

3.12m x 2.45m (10'2" x 8'0")

A well-proportioned double bedroom with neutral décor and wood flooring. Ideal as a guest room, office, or additional sleeping space.

## En-Suite 1

3.03m x 2.43m (9'11" x 8'0")

A private en-suite shower room with contemporary fittings

## En-Suite 2

2.24m x 2.93m (7'4" x 9'7")

Another private en-suite shower room

## Family Bathroom

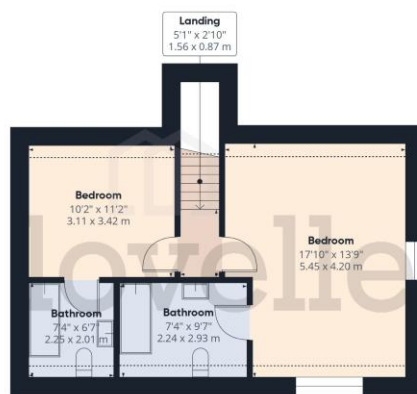
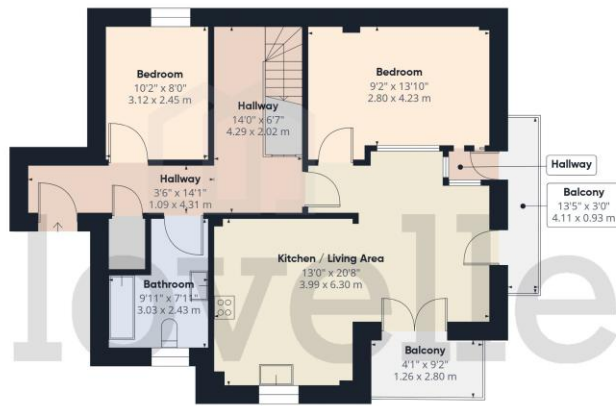
2.25m x 2.01m (7'5" x 6'7")

Modern and fully tiled, this bathroom serves the ground floor bedrooms. It includes a contemporary white suite with a bath, overhead shower, vanity unit, and WC.









Approximate total area<sup>(1)</sup>

1194 ft<sup>2</sup>

110.9 m<sup>2</sup>

Balconies and terraces

78 ft<sup>2</sup>

7.2 m<sup>2</sup>

Reduced headroom

45 ft<sup>2</sup>

4.2 m<sup>2</sup>

(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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01522 305605

lovelle

lincoln@lovelle.co.uk

