



14 The Heights, Carline Road, Lincoln



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Bailgate - 5 minute walk Direct daily trains to London Kings Cross

Situated in a sought after development within close proximity to the historic Bailgate and Cathedral Quarter, this stunning and contemporary four bedroom townhouse provides light and spacious living accommodation of around 4,150 sq.ft designed by the current owner to exacting standards. Arranged over four floors, this individually and architecturally designed property enjoys panoramic views across the city with an array of bespoke and contemporary fixtures and fittings, including a stunning open plan kitchen/living/dining room with double heightened windows, bi-fold doors and balcony leading off, a cinema room and galleried landing with magnificent views. The property also benefits from underfloor heating, air conditioning, electrically operated blinds and a Bang & Olufsen entertainment system.

The principal accommodation comprises a large open plan bespoke kitchen/living/dining area with cinema room, utility and WC to the ground floor with stunning galleried landing area, study and entrance hall with stairs leading to two en-suite bedrooms, the master bedroom offers a balcony with stunning views, a walk-in dressing area and large designer family bathroom, and two further large en-suite bedrooms to the top floor.



ACCOMMODATION

Entrance Hall

Entrance via obscure glazed door with two Keylight roof windows. With boot cupboard, solid wood flooring, internal door leading to garage and vertical flat panel radiator. Internal French doors leading to galleried landing.

WC

Part tiled comprising low level WC, wash hand basin with mixer tap, heated towel rail, tiled flooring and Keylight roof window.

Study Area

Full length French double glazed windows to front with infinity glass Juliette balcony and feature internal glazed windows overlooking kitchen area. With two vertical flat panel radiators and contemporary wooden stair case with safety glass and polished steel stringers leading down to:

Open Plan Kitchen/Living/Dining Area

With feature double heightened double glazed windows and Bi-fold doors leading to balcony area and full length double glazed French doors with electrically operated sun blinds.

Kitchen/Dining Area

Comprising a stunning and bespoke handcrafted kitchen with a range of wall and base units with granite worktops and soft close drawers, a range of integrated Siemens cooking appliances including two ovens, microwave and steamer with grill and coffee machine, a large American style stainless steel Sub Zero fridge with built-in stainless steel wine cooler, integral Siemens freezer and dishwasher, Blanco sink with Quooker instant hot water mixer tap and InSinkerator food waste disposer, a breakfast island with granite work tops and drawers under with Siemens four ring gas burner and wok burner, extractor hood over and pop up kitchen sockets with Porcelanosa tiled under floor heating.

Living Area

With stunning double heightened ceiling comprising a feature wall mounted Stovax log burner with flue and wall mounted Bang & Olufsen TV, Bang and Olufsen control panel with speakers and Porcelanosa tiled under floor heating.

Cinema Room

With full length internal glazed windows and JVC projector with wall mounted cinema screen and wall mounted Bang & Olufsen speakers. Storage room leading off.

Utility Room

Range of wall and base units with soft close drawers, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and dryer, tiled under floor heating.

WC

Comprising low level WC, wash hand basin with sensor mixer tap, heated towel rail, automatic sensor lighting and tiled under floor heating.

First Floor Landing

Double glazed window to side elevation with fitted blind. Stairs rising to second floor landing with safety glass panelling.

Master Bedroom

Full length double glazed sliding doors with balcony area leading off and panoramic views over the city. Large split level bedroom with wall mounted TV and wall mounted Dimplex fireplace with two vertical panelled radiators and ceiling speakers.

Walk-in Dressing Room

With a range of fitted units, clothes racks, drawers and ceiling speakers. Drinks area leading off with base unit housing a stainless steel sink and mixer tap with integrated fridge and space for microwave.



En-Suite Bathroom

Triangular double glazed window to front and rear elevations with Keylight roof window. Fully tiled comprising a range of Villeroy and Boch appliances including stunning bath with steps leading up and wall mounted TV, low level WC, wash hand basin with two bowl sinks in vanity unit with mixer taps, large walk-in shower with fitted head, mirror with side lights, three heated towel rails and tiled flooring.

Bedroom Two

Double glazed windows to side and rear elevations with fitted blinds. With built-in sliding wardrobes and panelled radiators.

En-Suite Shower Room

Fully tiled comprising a range of Villeroy and Boch appliances including low level WC, wash hand basin in vanity unit with mixer tap, corner shower cubicle with large fitted head, mirror with side lights, heated towel rail and tiled flooring.

Second Floor Landing

With double glazed window and fitted blind to side elevation.

Bedroom Three

With double glazed French doors with infinity glass Juliette balcony, triangular double glazed window to side elevation and Keylight roof window. With built-in large sliding wardrobe and vertical wall mounted radiator.

En-Suite Bathroom

With triangular double glazed window and Keylight roof window. Fully tiled comprising a range of Villeroy and Boch appliances including bath with wall mounted TV, low level WC, wash hand basin in vanity unit with mixer tap, mirror with side lights, heated towel rail and tiled flooring.

Bedroom Four

French double glazed doors with infinity glass Juliette balcony to front elevation, triangular double glazed window with fitted blind to side and Keylight roof window. With built-in large sliding wardrobe and vertical flat panel radiator.

En-Suite Bathroom

With triangular double glazed window and Keylight roof window. Fully tiled comprising a range of Villeroy and Boch appliances including bath with wall mounted TV, low level WC, wash hand basin in vanity unit with mixer tap, corner shower cubicle with large fitted head, mirror with side lights, heated towel rail and tiled flooring.

OUTSIDE

Situated in a quiet uphill location, with electronically operated gated access leading to a parking area with electronically operated integral double garage and up and over door, power and lights. To the rear, stunning decked balcony area with safety glass provides views over the city incorporating a BBQ and hot tub area. Steps lead down to an enclosed garden with fenced boundaries.

SITUATION

Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools, shops, restaurants, hotels, public houses and leisure activities and provides direct daily trains to London Kings Cross, with further regular connections to Newark-on- Trent which has connections to London by train of approximately 1 hour 20 minutes with very good roads links via the A46, A1 and A17.

TENURE

Freehold. For sale by private treaty.

LOCAL AUTHORITY

Lincoln City Council: 01522 881188

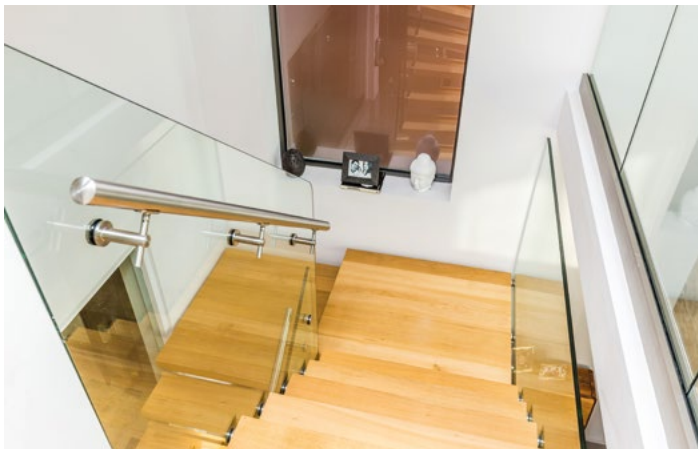
Lincolnshire County Council: 01522 552222

COUNCIL TAX BAND

The property is in Council Tax Band C.

FIXTURES & FITTINGS

All curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

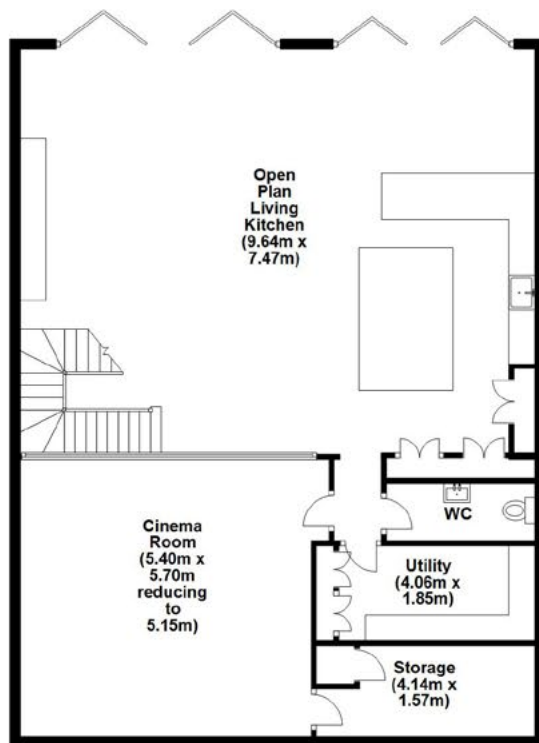






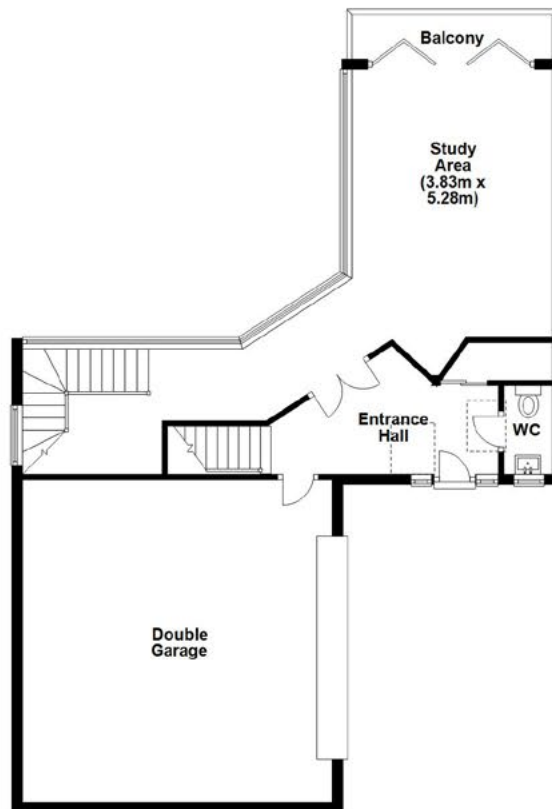
Basement

Approx. 133.8 sq. metres (1440.7 sq. feet)



Ground Floor

Approx. 86.3 sq. metres (928.7 sq. feet)



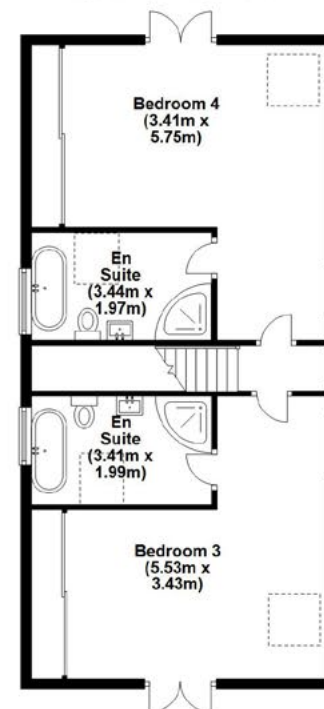
First Floor

Approx. 93.3 sq. metres (1004.3 sq. feet)



Second Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



Total area: approx. 384.2 sq. metres (4135.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanItUp.



POSTCODE: LNI 1JP

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

SERVICES

Mains water, electricity and gas are connected. None of these services or appliances have been tested by the agent.

ALARM

The property is fitted with an alarm system, intercom and CCTV.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

Ben Kendall
01522 504304
info@jhwalter.co.uk

IMPORTANT NOTICE

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