



## 4 Rosebery Avenue

Lincoln, LN1 1ND

**£495,000**

A recently refurbished and upgraded semi-detached four bedroomed Edwardian bay fronted house positioned in this prime City location and within walking distance of the Cathedral Quarter and Lincoln's High Street. The property has open views over the West Common to the front and well-stocked front and rear gardens. Internally the property offers living accommodation briefly comprising of Entrance Porch, Reception Hallway, bay fronted Lounge, Dining Room, Kitchen with Breakfast Area, Rear Hallway, WC, Garden Room and First Floor Landing leading to four Bedrooms and Bathroom. There is also the added benefit of a Detached Study and a second Garden Room. Viewing of the property is recommended.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundy's.

**DIRECTIONS**

Heading out of Lincoln along West Parade, continue to the end of the road and then turn right onto Rosebery Avenue where the property can be located.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

**ENTRANCE**

4' 6" x 7' 0" (1.38m x 2.14m) , with double doors to the front aspect, door to the rear garden, window and door to the reception hallway and a window to the dining room.



#### RECEPTION HALL

With doors to the lounge, dining room and kitchen, under stairs storage cupboard, stairs to the first floor landing, decorative coving to ceiling and ceiling rose.

#### DINING ROOM

11' 9" x 13' 0" (3.59m x 3.98m) , with UPVC double glazed window to the rear aspect, window to the entrance, open feature fireplace, wooden flooring, radiator, double doors to the kitchen, decorative coving to ceiling and ceiling rose.

#### BREAKFAST KITCHEN

10' 1" x 20' 4" (3.08m x 6.22m) , with two wooden double glazed sash windows and UPVC window to the side aspect, tiled vinyl flooring, fitted with a range bespoke cream base units with wooden and quartz work surfaces over, ceramic sink and drainer, spaces for cooker and fridge and integral dishwasher.



#### REAR HALL

With doors to the WC, kitchen and garden room and pantry with space for fridge freezer.

#### WC

3' 8" x 5' 7" (1.12m x 1.71m) , with double glazed wooden window to the side aspect, wall mounted gas central heating boiler, WC and wash hand basin with vanity cupboard.

#### GARDEN ROOM

10' 9" x 8' 7" (3.30m x 2.63m) , with double glazed windows and doors to the rear aspect, Velux window to the ceiling, solid wooden window to the side aspect and radiator.



#### LOUNGE

13' 1" x 15' 11" (4.00m x 4.86m) , with walk-in bay wooden sash windows with views over the West Common, log burner, radiator and decorative coving to ceiling and ceiling rose.

#### FIRST FLOOR LANDING

Split level landing with steps up to side landing with stained glass window to the side aspect, radiator and door to bedrooms 1 and 2. Rear landing with doors to two bedrooms and bathroom.

#### BEDROOM 1

13' 0" x 16' 2" (3.98m x 4.94m) , with walk-in bay wooden sash windows to the front aspect with views over the West Common and two radiators.

#### BEDROOM 2

13' 3" x 11' 10" (4.06m x 3.61m) , with wooden sash windows to the front and rear aspects, decorative coving and ceiling rose.

#### BEDROOM 3

9' 11" x 9' 3" (3.03m x 2.82m) , with wooden sash window to the rear aspect and radiator.





#### BEDROOM 4

7' 8" x 7' 0" (2.34m x 2.15 m) , with UPVC window to the side aspect and radiator.

#### FAMILY BATHROOM

11' 5" x 7' 0" (3.48m x 2.14 m) , with UPVC window to the side aspect, suite to comprise of bath, separate shower, WC and wash hand basin, partly tiled walls, radiator and airing cupboard housing the hot water cylinder.

#### LOFT

Partially Boarded loft and ample storage.

#### OUTSIDE

To the front of the property there is a courtyard garden with path to the front door and flowerbeds. To the rear of the property there is decorative gravel path and paved seating area, well-stocked flowerbeds with mature shrubs and trees. To the side of the property there are Cordon fruit trees. There is a second small plot of green on the pavement planted with shrubs (which is owned by the Council, but it is currently tended to by the current vendors by agreement with the Council). There is allocated permit parking to the front of the property.



#### STUDIO/STUDY

9' 3" x 10' 8" (2.84m x 3.27 m) , with vinyl tiled flooring and electric heater.

#### GARDEN ROOM

8' 6" x 13' 5" (2.60m x 4.10 m) , with UPVC window and double doors to the rear garden, UPVC windows to the ceiling, vinyl flooring, power, lighting and archway to the study area.



#### BRICK BUILT SHED

With door and double glazed window, shelving and spaces for fridge and tumble dryer.

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#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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