



9 The Colosseum

Lincoln, LN1 3EX

£679,000

A fantastic five bedroomed home set in the prestigious gated development of The Colosseum. A land mark development in Uphill Lincoln, built-in a classical Georgian style crescent, and is located a short walk from the Lincoln Bailgate and Cathedral Quarter. The deceptively spacious accommodation is set over four storeys and has been finished to an exceptionally high standard with Bespoke Kitchen and Bathrooms. The property offers flexible living accommodation to briefly comprise of Sitting Room, Kitchen Diner, Utility Room and WC which are all located on the ground floor. To the lower level there is a Lobby leading to two Bedrooms, Bathroom and Cinema Room/Gym. The First Floor Landing leads to a Lounge, Inner Hallway, Bedroom, Bathroom and Study/Bedroom and a Second Floor Leading to Master Suite with an En-suite Bathroom and Walk-in Wardrobe. Outside there is a private low maintenance courtyard garden, a large shed and two allocated parking spaces.





SERVICES

Partly underfloor heating. Zoned heating to individual floors. There is a security alarm system and a sprinkler system.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along Yarborough Road, at the roundabout proceed straight across onto Yarborough Crescent, at the next roundabout turn right onto Newport and turn right into The Colosseum.

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.



ACCOMMODATION

ENTRANCE

With composite external door to the front elevation, stairs to the first floor, stairs to the lower level and opening into the sitting room.

SITTING ROOM

15' 9" x 13' 3" (4.8m x 4.04m) , with UPVC double glazed sash windows to the front elevation, fire surround and hearth with electric fire inset, spotlighting, built-in cupboards with shelving over and underfloor heating.



OPEN PLAN KITCHEN DINER

21' 5" x 14' 4" (6.53m x 4.37m) , with two UPVC double glazed sash windows and double doors to the rear elevation, bespoke high specification kitchen fitted with a range of wall, base units and drawers with granite work surfaces over, 1 ½ porcelain sink with mixer tap, Britannia range cooker with extractor fan over and glass splashback, integral microwave, integral fridge, integral freezer, breakfast bar with solid work surface over, TV wall point and spotlighting.

UTILITY ROOM

8' 1" x 5' 7" (2.46m x 1.7m) , with base units with work surfaces over, stainless steel sink unit and drainer, integral washing machine and space for tumble dryer.



W.C

6' 3" x 5' 6" (1.91m x 1.68m) , with UPVC double glazed sash window to the rear elevation, low level WC, wash hand basin, heated towel rail and storage cupboard housing the gas fired central heating boiler.

LOWER LEVEL

HALLWAY

With composite double glazed external door to the front elevation, radiator, spotlighting, under stairs storage cupboard and airing cupboard housing the hot water cylinder.



BEDROOM

11' 9" x 11' 2" (3.58m x 3.4m) , with two UPVC double glazed sash windows to the front elevation, built-in wardrobes and two radiators.

BEDROOM

13' 7" x 11' 1" (4.14m x 3.38m) , with two UPVC double glazed sash windows to the rear elevation and two radiators.



BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m) , with underfloor heating, tiled flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, illuminated wall mirror, heated towel rail, spotlighting and extractor fan.

CINEMA ROOM/GYM

14' 8" x 13' 4" (4.47m x 4.06m) , with UPVC double glazed sash window to the rear elevation, laminate flooring, radiator, spotlighting and external door to the rear elevation.

FIRST FLOOR

LOUNGE

22' 3" x 15' 7" (6.78m x 4.75m) , with three UPVC double glazed sash windows to the front elevations, stairs to the second floor, three radiators and spotlighting.

INNER HALLWAY

With spotlighting.

STUDY / BEDROOM

15' 3" x 8' 6" (4.65m x 2.59m) , with UPVC double glazed sash window to the rear elevation, laminate flooring, spotlighting, radiator and built-in cupboard.



BATHROOM

10' 4" x 6' 4" (3.15m x 1.93m) , with UPVC double glazed sash window to the rear elevation, underfloor heating, tiled flooring, suite to comprise of low level WC, wash hand basin, bath and walk-in shower cubicle, illuminated wall mirror, heated towel rail, spotlighting and extractor fan.

BEDROOM

14' 6" x 11' 6" (4.42m x 3.51m) , with two UPVC double glazed sash windows to the front elevation, built-in wardrobe, spotlighting and two radiators.



SECOND FLOOR

BEDROOM

19' 0" x 15' 5" (5.79m x 4.7m) , with UPVC double glazed sash window to the front elevation, two UPVC double glazed sash windows to the rear elevation, two radiators, spotlighting, TV wall point and walk-in wardrobe.



EN-SUITE

10' x 9' 8" (3.05m x 2.95m) , with UPVC double glazed sash window to the rear elevation, underfloor heating, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, spotlighting and extractor fan.



OUTSIDE

To the rear of the property there is a walled garden with a patio seating area, lawned area and outside lighting. There is access to a large shed. There is the additional benefit of a second off road parking space to the front of the property.

SHED

24' 4" x 6' 1" (7.42m x 1.85m) , with power, lighting, access into the garage and access to a parking space at the rear.

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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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Floorplan to follow

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