



70 Yarborough Crescent

Lincoln, LN1 3LU

£489,000

A superb extended detached family home situated in this prime Uphill location within walking distance of the Bailgate and Cathedral Quarter. The property is set back from the road and sits on a generous sized plot with fantastic private gardens to the rear and stunning views of Lincoln Cathedral. Internally the property is tastefully decorated and well-presented throughout. The property offers spacious and flexible living accommodation briefly comprising: Entrance Hallway, WC, Pantry, Lounge, Kitchen with Utility off, Dining Room and a Study (which could be utilised as a fifth double bedroom). To the First Floor a Landing gives access to four double Bedrooms, three of which have an En-suite while Bedroom 4 has access to the Jack and Jill Bathroom. Bedroom 1 also offers the additional benefit of a Kitchenette and could be used as a self-contained apartment or granny flat. Three of the Bedrooms have Cathedral views. The rear garden has an insulated Detached Studio with a separate WC offering an ideal work from home space/children's playroom or garden room. To the front of the property there is a garden with a large driveway to the side providing ample off road parking which gives access to the Integral single Garage. Being approximately a five minute walk from Whitton Park (leading onto the West Common), this delightful property is ideal for those who enjoy open green spaces and city living.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along Yarborough Road, at the mini-roundabout proceed straight across onto Yarborough Crescent and the property can then be located on the right hand side.

LOCATION

The location of this property could hardly be bettered. It is within walking distance of shops, restaurants, takeaways, bars, doctors' surgeries, dentists, hairdressers, leisure centres, cinemas (one a five minute walk away in the grounds of Bishop Grosseteste University) and the rich cultural life this beautiful city has to offer. Yarborough Leisure Centre is also close by, as is Bishop Grosseteste Sports Facility which is open to the general public.





Lincoln stages many events throughout the year, and, due to the excellent location of this property, one can walk to them. Many events are held near-by in the Cathedral quarter; concerts, dramas, The Christmas Market, The Steam Punk Festival and Medieval Reenactments to mention just a few. Lincoln is a beautiful and vibrant city. If you love country walks, this location is also superb with Whitton Park, West Common and the old Roman Fosse Dyke Canal being just a stone's throw away. This property is so close to all of the main tourist attractions that the studio apartment and en-suite rooms could be used to generate an additional income. Alternatively, friends and family could enjoy visiting and appreciate the benefits!

ACCOMMODATION

ENTRANCE HALLWAY

With external door to the front elevation, tiled flooring, two under stairs storage cupboards, radiator, stairs to the first floor and access to a pantry with shelving.

WC

With UPVC double glazed window to the front elevation, tiled flooring, low level WC, wash hand basin, fully tiled walls and radiator.

LOUNGE

18' 9" x 10' 2" (plus bay) (5.72m x 3.1m (plus bay)), with UPVC double glazed window with Cathedral view and sliding doors to the rear elevation, marble fireplace with gas fire inset and two radiators.

DINING ROOM

11' 9" (plus bay) x 11' 6" (3.58m (plus bay) x 3.51m), with UPVC double glazed window to the front elevation and radiator.

STUDY / BEDROOM 5

13' 1" x 9' 1" (3.99m x 2.77m), with UPVC double glazed window to the front elevation, fitted shelving and radiator.

KITCHEN DINER

12' 6" x 12' 6" (3.81m x 3.81m), with UPVC double glazed window and door to the rear offering stunning Cathedral views. Tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 ½ bowl stainless steel sink unit and drainer, Range Master, integral dishwasher, radiator and spotlighting. The kitchen further benefits from a walk-in pantry which offers plenty of additional storage.

UTILITY ROOM

11' 9" x 3' 8" (3.58m x 1.12m), with UPVC double glazed window to the side elevation, vinyl flooring, wall units, shelving and base units with work surfaces over, stainless steel sink unit and drainer and plumbing for washing machine below.





FIRST FLOOR LANDING

(Spilt level) With UPVC double glazed window to the front elevation, banister rail, radiator, double airing cupboard and access to a spacious loft.

BEDROOM 1

14' 0" x 12' 3" (4.27m x 3.73m) with UPVC double glazed windows to the rear and side elevations with Cathedral views. Access to a kitchenette and en-suite forms a complete unit/apartment.

EN SUITE

7' 9" x 6' 2" (2.36m x 1.88m) , with UPVC double glazed window to the front elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle with tiled surround, heated towel rail and extractor fan.

KITCHEN AREA

6' 4" x 5' 7" (1.93m x 1.7m) , with UPVC double glazed window to the front elevation, tiled flooring, base units with work surfaces over, matching upstand, porcelain sink and power points.



BEDROOM 2

14' 4" (max) x 12' 4" (4.38m (max) x 3.76m), with UPVC double glazed window to the rear elevation with Cathedral views, radiator, storage cupboard and access to en-suite.

EN-SUITE

6' 7" x 4' 0" (2.01m x 1.22m) , with UPVC double glazed window to the front elevation, tiled flooring, tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.



BEDROOM 3

11' 9" (plus bay) x 11' 6" (3.58m (plus bay) x 3.51m) , with UPVC double glazed window to the front elevation, radiator and access to en-suite.

EN-SUITE

With vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splashback and walk-in shower cubicle with tiled surround, extractor fan and access to roof void.



BEDROOM 4

10' 3" x 10' 1" (3.12m x 3.07m) , with UPVC double glazed window to the rear elevation with Cathedral views. radiator, vanity wash hand basin, built-in wardrobe and access to Jack and Jill bathroom.

JACK AND JILL BATHROOM

8' 4" x 8' 3" (2.54m x 2.51m) , with UPVC double glazed window to the rear elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin, corner bath and walk-in shower cubicle, heated towel rail and spotlighting.



STUDIO / HOME OFFICE / GARDEN ROOM

12' 5" x 8' 5" (3.78m x 2.57m), Fully insulated with double glazed windows and French doors overlooking the rear garden, many power points, lighting and incorporating a mains linked WC with hot and cold running water.

OUTSIDE

The front of the property features a lawned garden, with a good variety of plants, shrubs and trees. There is a wide driveway to the side, providing off-road parking and giving access to the integral garage. Gated access to both sides of the property leads through to a generous sized south facing rear garden, which is mainly laid to lawn, with patio-seating areas (one with a retractable awning), a variety of mature plants, shrubs and fruit trees. The landscaped garden offers both full sun and shaded areas and backs onto an allotment. A paved area to the side of the garden can be accessed via a gate, which leads to a vegetable plot and greenhouse. The garden has the additional benefit of a detached, insulated office/studio/garden room. To the side of this studio there is a garden shed/store.



INTEGRAL GARAGE

16' 6" x 12' 4" max (5.03m x 3.76m), with up and over door to the front elevation, power, lighting, large combi boiler, window to the rear elevation and door to the side elevation. The large window offers natural light making a useful workshop area to the rear of the garage.



WEBSITE

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Go to who will be able to provide information on the services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

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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.

GENERAL

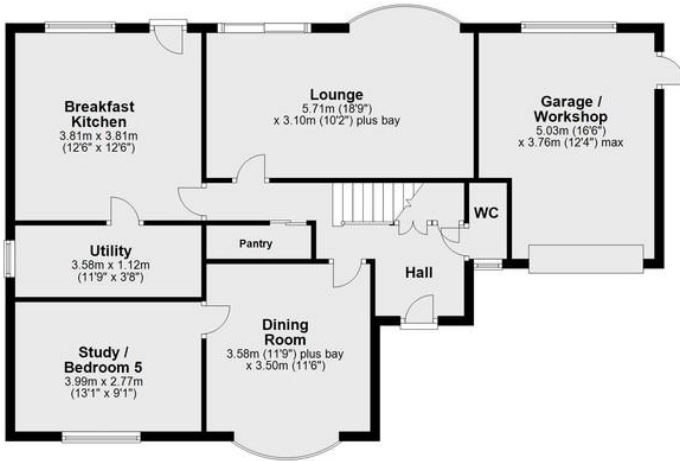
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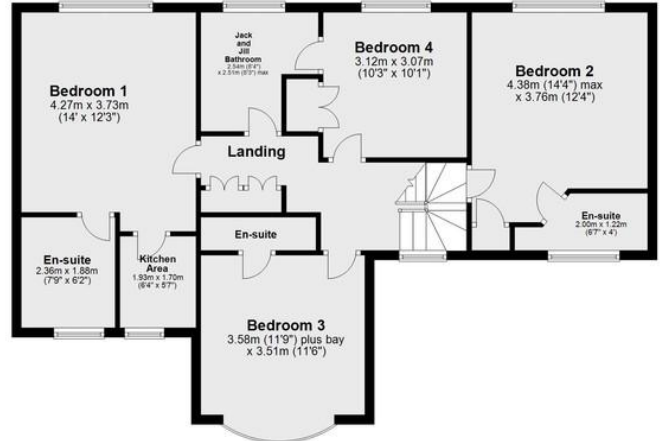
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Ground Floor
Approx. 106.9 sq. metres (1150.2 sq. feet)



First Floor
Approx. 87.1 sq. metres (938.0 sq. feet)



Total area: approx. 194.0 sq. metres (2088.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



NEARBY WHITTON PARK

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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