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**THE PHOENIX, ST HELENS AVENUE, LINCOLN. LN6 7RA**



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## THE PHOENIX, ST HELENS AVENUE, LINCOLN. LN6 7RA

This is a most individual modern detached family residence with an integral cinema complex, that extends to approximately 4,000 GIFA (sts). The main house accommodation comprises; **Ground Floor:** Large Entrance Lobby, a long Hallway, Lounge, Family Bathroom, Side Entrance Lobby/Utility and Pantry, a good sized Dining Kitchen, Dining Room, Master Bedroom with En-suite Shower Room and Office/Sewing Room; **First Floor:** Landing with large Study/Leisure Room, five Bedrooms and a Shower Room.

There is access through the Office/Sewing Room to the huge **Cinema Room Complex** comprising; Main Screen room with high ceiling and its own dance floor which could be utilised for a wide range of alternative family leisure uses, business space, or converted further to provide family annex accommodation; Rear Cinema Entrance Lobby, Separate Toilet, Kitchenette, Store Room and first floor Studio. The building as a whole largely fills the grounds of the property, with a large area of well laid block driveway providing more than ample parking for family and visitors. There is a good sized integral Garage and a concrete section storage building to the rear. Whilst the property does not have any formal gardens, it does have a very pleasant easterly outlook to the adjoining school playing fields and there is a surprisingly private inner courtyard with decking.

See the 360 Degree Virtual Tour at [www.robert-bell.org/vt/229](http://www.robert-bell.org/vt/229)



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## THE AREA

St Helen's Avenue stands in the Boutham Park area of the city of Lincoln which offers up a good range of local amenities including both primary and secondary schools within walking distance of the property. Nearby Tritton Road provides a very quick route out into the city centre, the University and an excellent range of shopping and social facilities.

## MAIN ACCOMMODATION

**ENTRANCE LOBBY** [7' 7" x 7' 2" (2.31m x 2.18m)] having a uPVC double glazed leaded light style panelled front entrance door, built in cloaks cupboard and shelf space to one wall, wood style laminate floor covering, coving and radiator. Glazed double door through to:

**ENTRANCE HALL** with feature gallery landing above, Phoenix decorative glazed panel to balustrade, staircase up to first floor with attractively detailed metal balustrade; wall panelling to dado rail height, and radiator with ornament shelf above.

**LOUNGE** [19' 9" x 14' 8" (6.02m x 4.47m)] having both easterly and southerly aspects and an outlook in part over the boundaries of the adjoining school playing fields. There is coving, two radiators and power points.



Lounge

**DINING KITCHEN** [19' 9" x 11' 9" (6.02m x 3.38m)] having a pleasant easterly outlook towards the school playing fields and a range of fitted units comprising; stainless steel single drainer one and half bowl sink unit with mixer tap and separate drinking water filter tap. There is cupboard space below and fitted work surface to one side extending across the wall and out to form a peninsula

divide between the kitchen and dining area; with Ariston dishwasher, tier of four drawers and accompanying cupboard space below, with a glazed wall cabinet having small drawers above. To the opposite side of the sink unit the fitted work surface extends around the wall with cupboard space beneath, brushed steel style AEG ceramic hob set to surface, cooker hood and wall cupboard space above. To one end of these units there is a brushed steel style AEG oven and microwave with cupboard space below and above. There is a further area of work surface to one wall with two tiers of four drawers and cupboard space beneath, wall cupboard unit with glazed china cabinets set either side above. There is a tiled floor to the kitchen area and wood style laminate floor covering to the dining area; coving in part, radiator, spot light fittings to canopy over sink area, fluorescent lighting strip, TV aerial point and power points.



Dining kitchen

**SIDE ENTRANCE LOBBY** [7' 8" x 7' 1" (2.34m x 2.16m)] of good proportions and having a built in shelved broom/cloaks cupboard, corner shelf/storage cupboard unit, coving, tiled floor, radiator, fluorescent lighting strip, and power points. A uPVC double glazed side entrance door to the grounds.

**DOWNSTAIRS BATHROOM** [10' 5" x 7' 9" (3.18m x 2.36m)] attractively appointed with a good size corner bath, wash hand basin set to vanity surround extending across the wall on one side with toiletry cabinet space below and low level WC with concealed cistern, wood seat and lid. There is a large vanity mirror set in the tiles to one wall, tiling to full height on all walls, radiator, fluorescent lighting strip, extractor unit and electric shaver socket.



*Bathroom*

**CENTRAL HALLWAY** having a good size built in linen cupboard with radiator and heated tiled floor.

**DINING ROOM** [16' 2" x 9' 10" (4.93m x 3m)] of excellent proportions with an easterly aspect; radiator, coving and power points.



*Dining Room*

**MASTER BEDROOM** [15' 4" x 9' 5" (4.67m x 2.87m) excluding built in wardrobes] having a pleasant southerly aspect; built in wardrobe space to one wall with floor to ceiling sliding panel doors one of which has a mirror panel. There is fitted bedroom furniture with dressing table and chests of drawers; coving, radiator, inset ceiling spot light fittings and power points. Door through to:



*Master Bedroom*

**EN-SUITE SHOWER ROOM** [11' 8" x 4' (3.56m x 1.22m) including shower cubicle area] attractively appointed with built in shower cubicle having Mira Sport shower fitting and tiling to full height; wash hand basin with vanity surround and toiletry cupboard below. There is a low level WC with concealed cistern, small toiletry cabinets set to either side and wall cabinets above; further fitted shelving and storage cupboard space set either side of the large vanity mirror. Tiling to full height on all walls, radiator, inset ceiling spot light fitting and extractor unit.

**OFFICE** [11' 10" x 7' 2" (3.61m x 2.18m)] having a pleasant westerly view into the decorative courtyard in the grounds; large desk and work area with storage space beneath and appropriate shelving; coving, radiator and power points.

## FIRST FLOOR



*Landing*

**GALLERY LANDING** having sloping ceiling in part, large Velux roof window, attractive metal balustrade and glazed panel with decorative Phoenix engraved.

**BEDROOM** [14' 3" x 10' 8" (4.34m x 3.25m)] having a westerly aspect, sloping ceilings in part, radiator and power points.



Bedroom

**BEDROOM** [14' 9" x 10' 8" (4.5m x 3.25m)] including built in wardrobes] having a pleasant easterly view, sloping ceiling in part, built in wardrobe/storage cupboard space to one corner; radiator and power points.



Bedroom

**BEDROOM** [17' 3" x 8' 3" (5.26m x 2.51m)] having an easterly aspect, sloping ceiling in part, Velux roof window with integral blind; built in drawer space and door through to loft steps to roof storage space. There is a radiator and power points.



Bedroom

**SHOWER ROOM** [9' 3" x 5' 6" (2.82m x 1.68m) max dimensions including shower cubicle area] having a westerly aspect, sloping ceiling and Velux roof window; well appointed with shower cubicle having Redring Plus 9.5 Extra shower fitting and tiling to full height, wash hand basin set to vanity surround with toiletry cupboard beneath; low level WC and built in toiletry cupboard to one wall. Wall tiling to full height on all walls, large fitted vanity mirror and radiator.

## CENTRAL LANDING

**BEDROOM** [9' 4" x 5' 11" (2.84m x 1.8m)] having a westerly aspect, sloping ceilings in part, Velux roof window with blind, radiator, TV aerial point and power points.



Bedroom

**SITTING ROOM/BEDROOM** [17' 11" x 10' 2" (5.46m x 3.1m)] another good family leisure area or potential bedroom accommodation as required; having a westerly aspect and sloping ceilings in part. There is extensive fitted

cupboard, shelving and ornament space across one wall, radiator, TV aerial point and power points. Door through to:



*Sitting room/Bedroom*

**BEDROOM** [14' x 10' 9" (4.27m x 3.28m)] having a northerly aspect towards Lincoln Cathedral on the horizon; sloping ceilings in part with large **walk in wardrobe space** 10' 9" x 3' 9" (3.78m x 1.14m)] to one wall. There are shelved ornament alcoves, radiator and power points.



*Bedroom*

## CINEMA COMPLEX

**SCREEN/FAMILY LEISURE ROOM** [31' 3" x 22' 3" (9.53m x 6.71m)] suitable for a wide variety of recreational and business uses and featuring a high ceiling, a large curtained pelmeted cinema screen; built in storage cupboard space to one side, three radiators, coving, wall light fittings and power points. The NEC projector unit and cinema control system to remain with the property. Doors through to staircase up to projection/studio above, double doors to cinema rear entrance lobby, and door

through to :



*Screen room*

**CLOAKROOM** [6' x 4' 3" (1.83m x 1.3m)] having a wash hand basin with toiletry cabinet below, low level WC with wood seat and lid; radiator, fluorescent lighting strip and extractor unit.

**REAR ENTRANCE LOBBY** having uPVC double doors to the grounds, tiled floor and radiator. Door through to the store room and open archway through to:

**KITCHENETTE** [7' 10" x 5' 8" (2.39m x 1.52m)] ideal for entertaining with a good range of units comprising single drainer stainless steel sink unit with mixer tap and drinking water filter tap. Fitted work surface areas, tier of drawers, base and wall units with a space for a fridge/freezer. There is a QA oven and gas four ring hob with cooker hood and tiled splashback above. There is wood panelling to all walls, tiled floor, inset ceiling spot light fittings and power points.



*Kitchenette*

**STORE ROOM** [8' x 5' 5" (2.44m x 1.65m)] with tiled floor, radiator, spot light fitting and power points.

## FIRST FLOOR

**STUDIO/PROJECTOR ROOM** [22' x 7' 9" (6.71m x 2.36m)] utilised at present as a general recreational/art room, low and sloping ceiling levels, storage to eaves on one side, fluorescent lighting strips and power points.

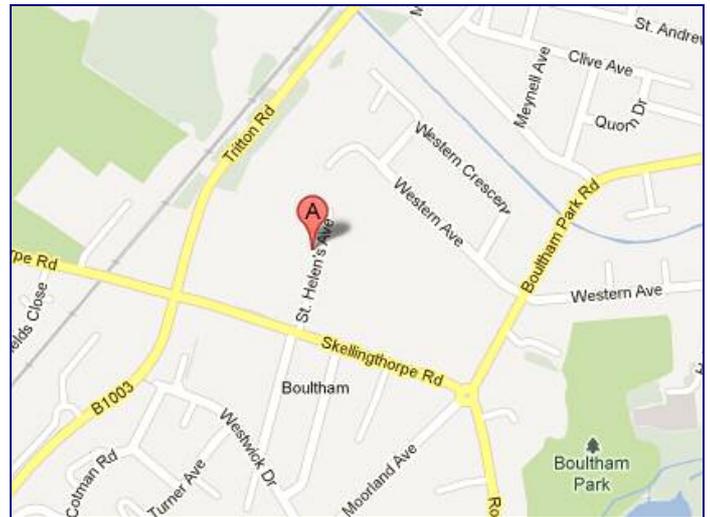
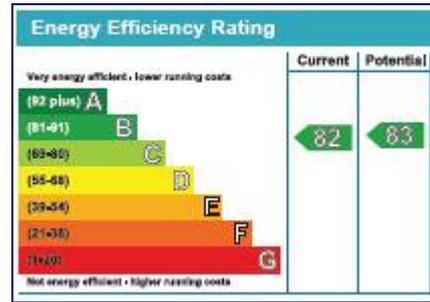
## OUTSIDE

The property is approached from the head of St Helens Avenue across a shared driveway entrance area from which is a separated concrete driveway across adjoining homes to the property discreetly located to the east. The main driveway courtyard area has concrete sett patterned area providing appropriate parking and turning space with access to a car port and the **INTEGRAL GARAGE** [19' 10" x 14' 5" (6.05m x 4.39m)] with electric roller entrance door, Ideal Logic System 24 gas fired central heating boiler, with accompanying water cylinder and plumbing set to one corner. There are Solar Voltec junction boxes to one side, fluorescent lighting strips, radiator and power point and a service door through to the accommodation.

The driveway also runs down the eastern elevation of the bungalow to provide additional parking for other vehicles as required and provides a pleasant patio area to which the side entrance lobby has access. Further to the rear there is a small decked area with patio area adjoining the double doors of the cinema rear entrance lobby. Set directly to the rear boundary is a useful sectional concrete storage shed. The grounds are enclosed by tall panel fencing in part with open trellis sections to the east providing a view into the adjoining school playing fields. There is a pathway which runs down the western elevation of the bungalow leading through to a gated and predominantly timber decked enclosed courtyard which enjoys a good measure of privacy accessed from the cinema room. There are exterior light fittings.

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
Tel: 01522 538888; Fax: 01522 589988;  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);



Site Location – marker depicts centre of postcode area

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