9a Greetwell Road, Uphill Lincoln,

An impressive, sympathetically refurbished Uphill Edwardian townhouse set within strolling distance of the Cathedral quarter. Extensive light and spacious living space of some 3,400sqft. includes reception hall, three formal reception rooms, breakfast kitchen, home office, back kitchen, cloakroom and cellars to the ground floor, along with five double bedrooms, two en suite and family bathroom to the first floor.

Outside frontage provides ample parking courtyard, whilst to the rear are soft and hard landscaped south facing grounds of some 0.25 of an acre.

ACCOMMODATION

Entrance Vestibule
Entrance via part glazed and leaded door, dual aspect glazed and leaded windows to front and side elevations, tessellated tiled flooring, door to:

Reception Hall
Stripped and stained floorboards, staircase rising to first floor landing, built in butler’s pantry, high skirtings, dado rail, cloaks cupboard, cast iron radiator.

Drawing Room
Bay window to rear elevation with full length floor to ceiling windows and doors to side leading to garden, fireplace with tiled insert and wooden surround, glazed and leaded window to side elevation, picture rail, high skirtings, two cast iron radiators.

Reception Two
Twin wooden sash windows to rear elevation, glazed wooden door to rear elevation, fireplace with wooden surround, cast iron wood burner, York stone hearth, stripped and stained floorboards, high skirtings, built in book cases, picture rail, cast iron radiator.

Reception Three
Bay window to rear elevation with full length glazed window and twin doors to sides, wooden oak panelling to walls, Minster fireplace with wooden surround, radiator.

Breakfast Kitchen
Casement window to side elevation, further window to front elevation, bespoke cabinetry, double Belfast sink, solid wood block work surface, integrated appliances include dish washer, fridge freezer, central island with marble work surface, twin integrated NEFF ovens, Bosch induction hob over, wood parquet flooring, high skirtings, radiator.

Home Office/Playroom
Window to side elevation, radiator.

Rear Entrance
Wooden glazed door to side elevation, tessellated tiled flooring, high skirtings.

Back Kitchen
Windows to side and front elevations, matching wall and base units, roll top work surfaces, sink, drainer and drainaway, space and plumbing for washing machine and tumble dryer, tessellated tiled flooring, radiator.

Cloakroom
Hi-light window to front elevation, wall mounted sink, two wall mounted Vaillant boilers, coat hanging area, high skirtings, stripped and stained floorboards.

Separate WC
Window to side elevation, low-level WC, stripped and stained floorboards.

Cellars
Two rooms with power and light.

First Floor Landing
Two windows to front elevation, high skirtings, dado rail, cast iron radiator, airing cupboard.

Master Bedroom
Large window to rear elevation, high skirtings, dado rail, radiator.
En-suite Bathroom
Twin windows to front elevation, suite comprising wooden panelled bath, ceramic sink, low level WC, tiled flooring, extractor, radiator.

Bedroom Two
Bay window to rear elevation, fireplace with cast iron insert, tiled hearth, picture rail, radiator.

En-suite Shower Room
Three piece suite comprising low level WC, wash hand basin, shower, part tongue and groove panelling.

Bedroom Three
Window to rear elevation, fireplace, cast iron insert, picture rail, high skirtings, radiator.

Bedroom Four
Window to side elevation, working shutters, picture rail, built in wardrobes, radiator.

Bedroom Five
Window to side elevation, built in wardrobes, stripped and stained floorboards, cast iron fireplace, radiator.

Bathroom
Window to side elevation with working shutters, three piece white suite comprising panelled bath, with shower over, hidden cistern WC, pedestal wash hand basin, tiled flooring, extractor, radiator.

Outside
Front elevation, extensive brick block parking courtyard, part wall and fence surround, pedestrian access to rear gardens. South facing rear garden mainly laid to lawn, plethora of mature planting and trees, sunken patio area, cast iron original veranda.

TENURE
Freehold. For sale by private treaty.

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.

COUNCIL TAX
Band G

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.

LOCAL AUTHORITY
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AGENT
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