



50, Greetwell Road

MOUNT & MINSTER



50, Greetwell Road

Lincoln

This superb well positioned detached residence offers a high quality finish with flexible light and airy accommodation throughout.

- Close to Lincoln Minster School and Lincoln County Hospital
 - Sought after Uphill location
- Detached four bedroom residence
 - Three reception rooms
 - Bathroom
 - Shower room
- Beautifully landscaped rear garden
 - Off road parking
 - Single integral garage
 - No onward chain



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INTRODUCTION

This immaculately presented four bedroom detached residence is situated within the highly sought after Uphill area of Lincoln within easy walking distance to the Bailgate. The property offers flexible light and airy accommodation throughout which briefly comprises, entrance porch, entrance hall, downstairs WC, lounge, dining room, kitchen/diner, family/cinema room, utility room with access to the integral garage concludes the ground floor. To the first floor there are four bedrooms, family bathroom and separate shower room. This superb residence is being offered with no onward chain.

LOCATION

Greetwell Road is situated within close proximity to Lincoln Hospital and within easy access to the popular Bailgate and Cathedral Quarter of Lincoln where there are a number of shops, restaurants and amenities. The property is also close to Eastgate Tennis and Bowls Club as well as the Hockey and Cricket Club situated on Wragby Road. There are a number of supermarkets within close proximity and a regular bus service. Additional transport links include the Train Station and a short drive to the A46 Lincoln Bypass giving access to the A1 Motorway at Newark.

SCHOOLS

There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Good with school buses collecting and delivering students from the centre of the city

OUTSIDE

To the front the property is approached via a gravel driveway which leads to the integral single garage with electric doors. The driveway provides ample off road parking, a pedestrian access gate to the side provides access to the rear of the property.

To the rear the beautifully landscaped garden is primarily laid to lawn with mature planted beds and trees, there is a designated patio area ideal for alfresco dining and entertaining which can be accessed from the kitchen/diner and dining room. Along with a further patio area and garden shed.

METHOD OF SALE

Freehold with vacant possession on completion.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

Rating: D





COUNCIL TAX BAND

Band: D
Lincoln City Council

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of January 2025.

ADDITIONAL INFORMATION

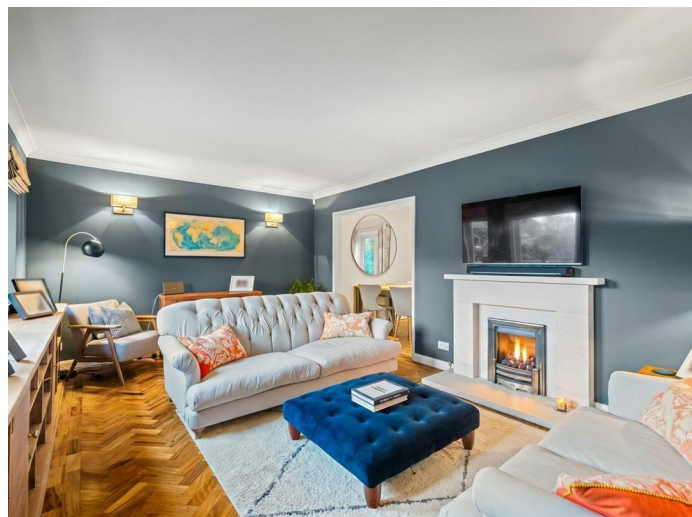
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BUYER IDENTITY CHECKS

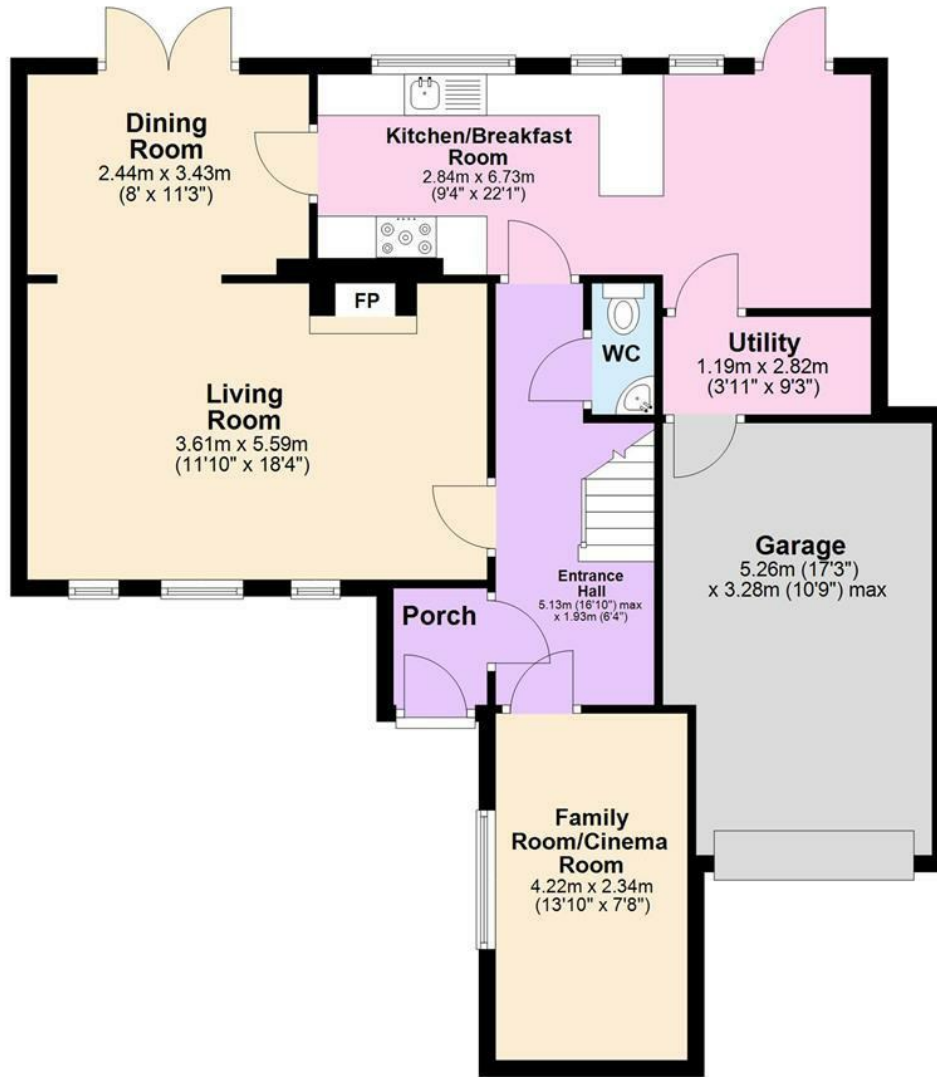
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Ground Floor

Approx. 90.2 sq. metres (971.3 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



Total area: approx. 153.5 sq. metres (1652.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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50 Greetwell Road, Lincoln

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