

Pygott & Crone

17 Lindum Road

Lincoln, Lincolnshire, LN2 1NS

Guide Price

£200,000

4 Bedroom Terraced House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Characteristic Grade II Listed Georgian Property
- Preserved Period Features
- Flexible Accommodation Throughout Arranged Over Three Floors
- Four/Five Bedrooms
- Large Cellar Space with Remains of Roman Wall
- Front Gated Courtyard & Tiered Rear Garden
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 17 Lindum Road, Lincoln, Lincolnshire, LN2 1NS





Overview

Modern Method of Auction - T & Cs Apply

An impressive opportunity to acquire a substantial Grade II Listed Georgian townhouse, occupying an elevated position along the highly regarded Lindum Road. The property enjoys attractive views towards the Lincoln skyline and is ideally placed for access to the city centre, with the magnificent Lincoln Cathedral and the historic Bailgate area within easy walking distance.

Offering over 2,000 sq ft of accommodation arranged over three floors, the property provides spacious and adaptable living space with considerable character throughout. Parts of the house have been sympathetically renovated, while a wealth of original features remain, including sash windows, generously proportioned ceilings, decorative coving, feature fireplaces and traditional timber fittings. A particularly notable feature can be found within the cellar, where a section of preserved Roman wall adds a fascinating piece of history to the property.





The ground floor opens into a spacious entrance hall, with staircases providing access to both the upper floors and cellar. The principal sitting room is a generous reception space featuring a bay window, fitted shelving and a recessed exposed-brick fireplace with a multi-fuel stove. There is also a substantial dining room with its own character fireplace, while the well-equipped kitchen provides direct access to the rear garden.

On the first floor, a spacious L-shaped landing leads to the accommodation. The main sitting room is positioned to the front of the property and benefits from two windows, including a bay window, which make the most of the elevated views across the city. A recessed fireplace houses a multi-fuel burner, adding a focal point to the room. Also on this level is a large double bedroom, a shower room and a separate WC.

The second floor provides three further bedrooms, comprising two good-sized doubles and a single bedroom, making the property particularly versatile for family living, guests or home-working requirements.

The sizeable cellar provides useful additional storage and is home to the property's preserved section of Roman wall, offering a unique connection to Lincoln's much earlier history.





Outside, the property is approached via a gated and enclosed front courtyard, with mature shrubs providing an attractive setting. To the rear is a generous, tiered garden featuring a covered area and attractive brick boundary walls, providing a good degree of privacy and a variety of usable outdoor spaces.

Lindum Road is one of Lincoln's well-regarded residential addresses, combining convenient access to the city with a setting close to some of the area's most celebrated historic landmarks. The Cathedral, Lincoln Castle, Bailgate and Steep Hill are all readily accessible, while Lincoln's High Street and the Brayford waterfront are also within easy reach.

The property is well placed for a range of educational, medical and leisure facilities, including Lincoln County Hospital, the University of Lincoln, Bishop Grosseteste University and Lincoln Minster School.

With its impressive proportions, historic significance, retained period detail and elevated position close to the heart of Lincoln, this is a distinctive period home offering an exceptional opportunity to create a substantial city residence.

Agent's Note: We have been advised permit parking is conveniently available on Lindum Terrace.













Lindum Road, Lincoln, LN2

Approximate Area = 2135 sq ft / 198.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Pygott & Crone. REF: 1521611









BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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Tommy Luff

Mortgage Adviser

0330 912 0007

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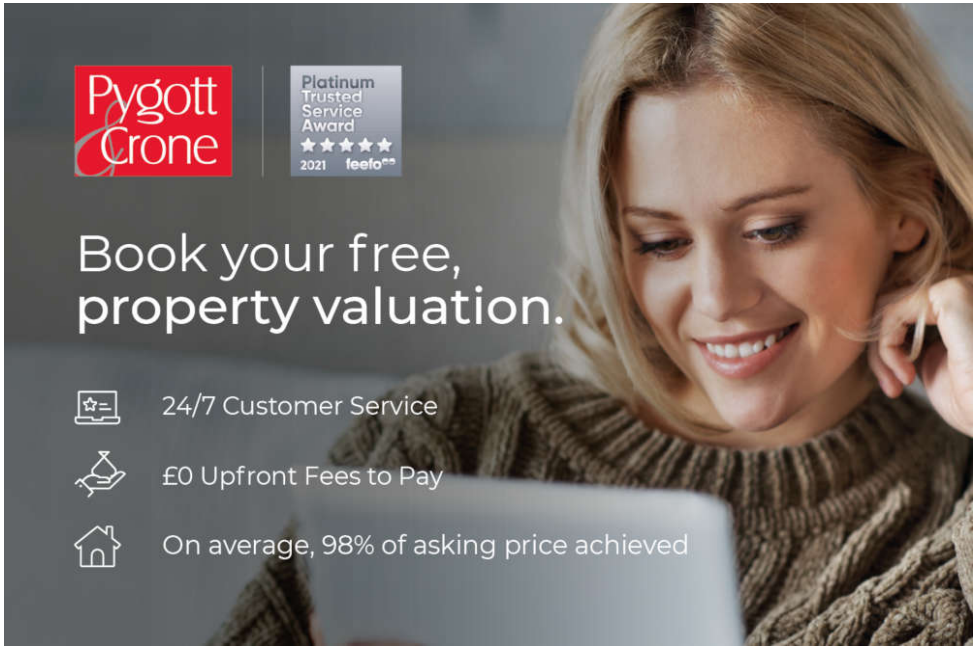


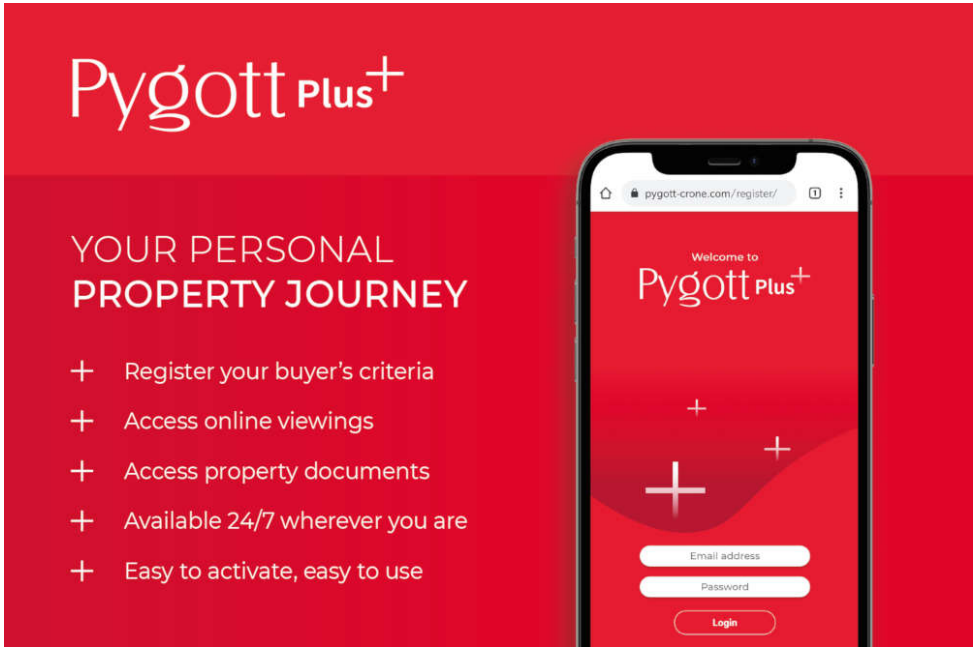









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