



75 Broadway
Lincoln, Lincolnshire, LN2 1SG

Offers in the region of
£495,000

4 Bedroom Link Detached House

- Freehold
- 4 bedroom link-detached home in a sought after location on Broadway, Lincoln
- Bay-fronted lounge with log burner, creating a warm and welcoming living space
- Ground floor bedroom with flexible use as a snug, study, playroom, or guest room
- Extended kitchen-diner with velux windows, modern units, and an abundance of natural light
- Full width sliding glass doors open onto the garden for easy indoor-outdoor living
- Downstairs shower room with toilet for added convenience
- Private rear garden backing onto the cemetery with no rear neighbours
- Seasonal cathedral views visible through autumn and winter
- Located uphill with easy access to Lincoln's historic centre, schools, and amenities
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 75 Broadway, Lincoln, Lincolnshire, LN2 1SG](#)



Overview

This well maintained and spacious four bedroom link-detached house is located on the highly sought after Broadway in uphill Lincoln, offering a superb combination of character, modern living, and flexible accommodation. Set in a quiet and established residential area, the property is ideally placed within easy reach of Lincoln's historic city centre, highly regarded schools, and a variety of local amenities, making it perfect for families, professionals, or anyone looking for a comfortable home in a prime location.

The property welcomes you with a charming porch featuring original parquet flooring, which sets a warm and inviting tone upon entering. From here, you step into the bay fronted lounge, a bright and comfortable space enhanced by a feature log burner, ideal for cosy evenings and relaxing with family or friends. The lounge benefits from plenty of natural light and has a traditional yet homely feel.



On the ground floor, there is a versatile fourth bedroom that offers multiple uses depending on your lifestyle needs. Whether as a snug, playroom, home office, or guest room, it provides valuable additional space. Complementing the ground floor layout is a modern shower room with a WC, designed for convenience and practicality, as well as a separate utility room offering handy storage and laundry facilities.

To the rear, the property has been thoughtfully extended to create a spacious, open-plan kitchen, dining, and family room that forms the heart of the home. This bright and airy space benefits from velux windows that flood the room with natural light, while the full-width sliding glass doors provide seamless access to the rear garden. The kitchen itself is fitted with modern units, fitted appliances, ample workspace, and storage, making it ideal for both everyday living and entertaining.

The private rear garden enjoys a peaceful and secluded aspect as it backs directly onto the cemetery, meaning there are no rear neighbours. This setting provides a quiet retreat with plenty of potential for outdoor living and gardening.

Upstairs, the property features three well proportioned bedrooms, each offering comfortable accommodation with good natural light and pleasant outlooks. These rooms are served by a family bathroom, making the upper floor practical and well suited to family life.





Broadway, Lincoln, LN2

Approximate Area = 1535 sq ft / 142.6 sq m

Garage = 108 sq ft / 10 sq m

Total = 1643 sq ft / 152.6 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). © nchecom 2025. Produced for Pygott & Crone. REF: 1350159



Location



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is on the market with our Lincoln branch

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