

Pygott & Crone

47 West Parade

Lincoln, Lincolnshire, LN1 1PF

Offers Over

£350,000

4 Bedroom End Of Terrace House

- Freehold
- Double Bay Fronted Edwardian Home
- Private Driveway Parking
- Four Double Bedrooms
- High Specification Throughout
- Open Plan Kitchen Diner Living
- Two Reception Rooms
- Family Bathroom & En-Suite
- Highly Sought After Central Location
- EPC Rating - C, Council Tax Band - C

Click here to access the Energy Performance Certificate for 47 West Parade, Lincoln, Lincolnshire, LN1 1PF





Overview

Pygott & Crone are pleased to introduce this impressive Edwardian home, which has been thoughtfully transformed to combine its original period character with contemporary style and comfort. The property also benefits from a gated driveway providing off-road parking for two vehicles.

Having undergone a comprehensive refurbishment in 2022, the property provides over 1,600 sq ft of immaculately presented accommodation arranged over two floors. A superb ground floor extension has significantly enhanced the living space, creating a spacious open-plan kitchen, dining and sitting area. The vaulted ceiling, Velux roof lights and bi-folding doors combine to create a bright and welcoming room with a strong connection to the garden.





The property's attractive twin bay frontage overlooks Lincoln's sought-after West Parade and incorporates two well-proportioned reception rooms. These versatile spaces offer a variety of potential uses, with one currently arranged as a cinema room. A specially painted feature wall provides the ideal backdrop for a projector, creating an excellent space for film nights, entertaining and relaxation.

The first floor offers four spacious double bedrooms together with two contemporary bathrooms, with the principal bedroom benefiting from its own en suite shower room. Throughout the house, the presentation is of a particularly high standard, with quality fixtures and finishes complemented by features including electric blinds and white plantation shutters. There is also a substantial loft space, offering exciting scope for conversion or the creation of additional accommodation, subject to the necessary planning and building regulations.

Externally, the rear garden has been attractively landscaped and enjoys a desirable southerly aspect. Arranged over two levels, it incorporates areas of lawn and patio, providing plenty of space for outdoor dining, entertaining and relaxation. To the rear, the gated driveway provides secure off-road parking for two vehicles.





Situated within Lincoln's highly regarded West End, the property is surrounded by attractive Edwardian homes, mature streets and the extensive open space of West Common. Despite its peaceful residential setting, the city centre is remarkably accessible, with Lincoln High Street and Lincoln Central railway station both approximately a five-minute walk away. Regular direct rail services to London King's Cross add further appeal for commuters.

The area is well served by a variety of independent cafés, restaurants and shops, alongside a selection of respected local schools. Many of Lincoln's most notable landmarks and amenities are also within easy walking distance, including the Cathedral, Castle, Bailgate, University of Lincoln and Lincoln County Hospital, all of which can be reached in approximately ten minutes on foot.





Offering an appealing blend of period elegance, generous accommodation and high-quality contemporary living, this exceptional home represents a rare opportunity to acquire a beautifully updated Edwardian residence in one of Lincoln's most established and convenient neighbourhoods.







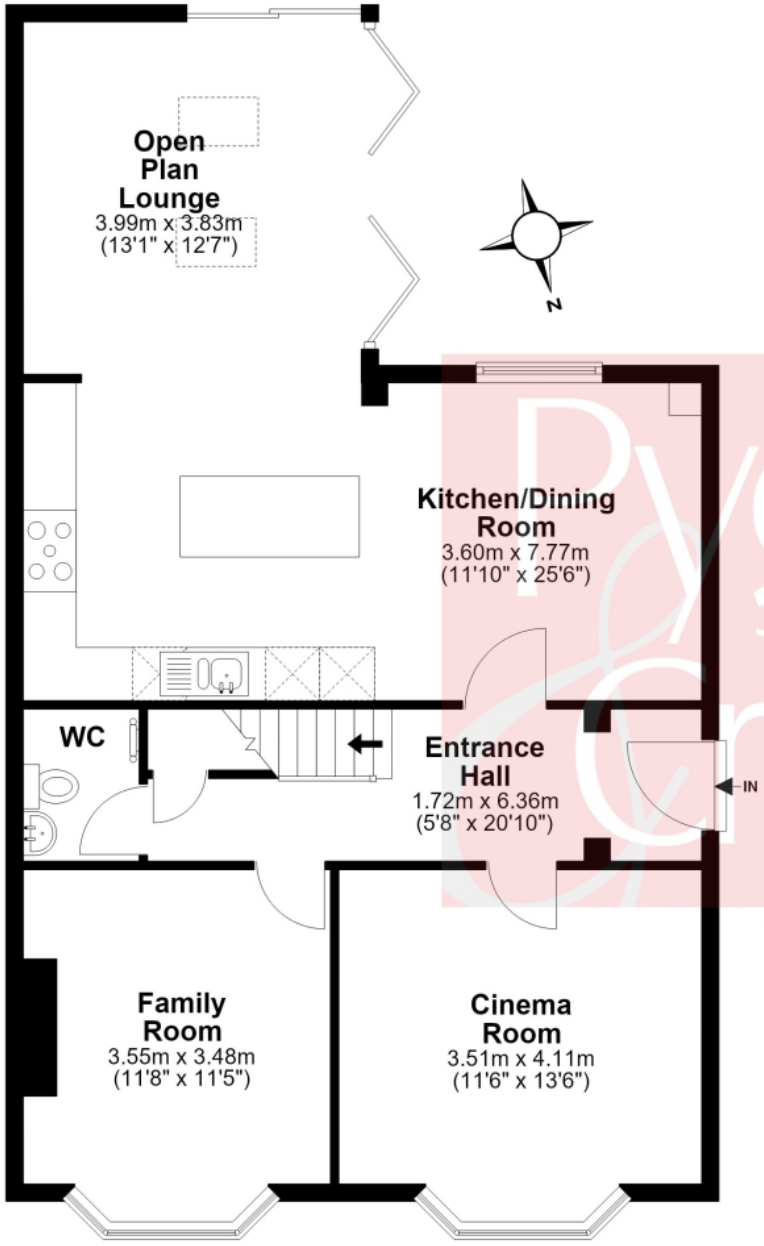






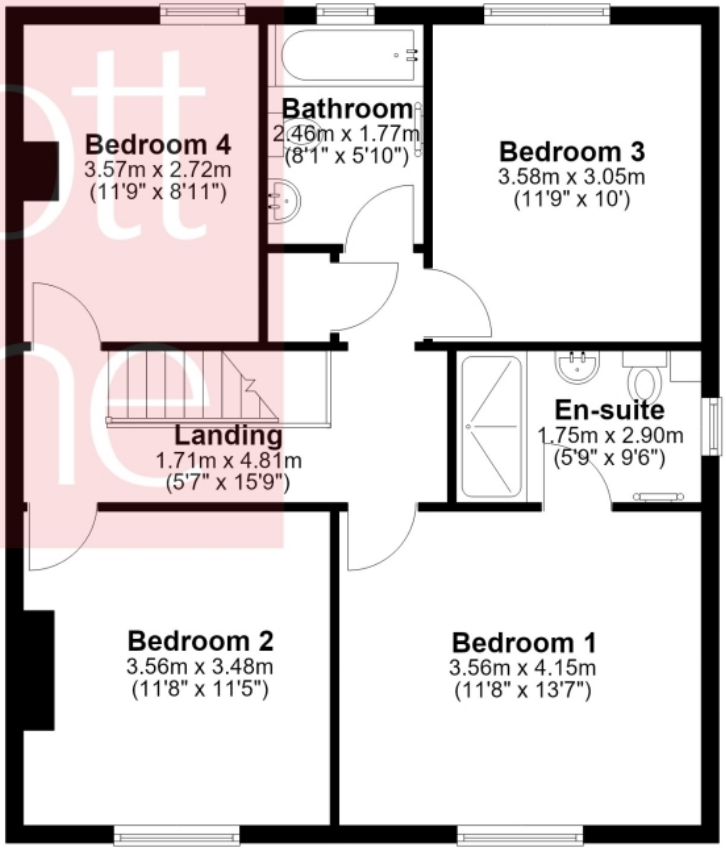
Ground Floor

Approx. 86.3 sq. metres (928.6 sq. feet)



First Floor

Approx. 70.3 sq. metres (757.2 sq. feet)



Total area: approx. 156.6 sq. metres (1685.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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is on the market with our Lincoln branch

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