



50 Lupin Road  
Lincoln. LN2 4GD

**BELL**  
ROBERT BELL & COMPANY

# 50 Lupin Road, Lincoln



This is a genuinely delightful modern semi-detached house, conveniently located on the northern outskirts of the historic City of Lincoln. The accommodation is very attractively decorated and presented and we feel sure it will catch the eye of a range of potential buyers looking for an excellent first home opportunity, or a good residential investment. NO ONWARD CHAIN!

Only a short walk away from the property is the Nettleham Fields Shopping Centre which offers an Asda supermarket, Iceland, Post Office a range of fast food takeaways and yet more. Nettleham Road also has Waitrose, Starbucks and a Gym. There is quick access onto the northern city bypass which will link in with the new eastern bypass later in 2020, providing easy access to routes south of Lincoln. Lupin Road is a short cycle/bus ride or walk away from historic uphill Lincoln and the city centre with all its shopping and social facilities.

## ACCOMMODATION

**Storm Porch** with panelled front entrance door providing access through to:

**Entrance Lobby** with staircase up to first floor, radiator and power point. Door through to:

**Good sized Lounge** [13'5" x 12'6" (4.09m x 3.81m) narrowing in part to 8'11" (2.72m)] having a very pleasant easterly outlook over the front garden and across Lupin Road; coving, radiator, TV aerial point and power points. Doorway through to:

**Dining Kitchen** [12'9" x 9'10" (3.88m x 2.99m)] having a very pleasant view out over the landscaped rear garden with its westerly aspect; quality appointed contemporary design style fitted base, drawer and eye level units, work surface areas with single drainer 1 1/2 bowl sink unit inset, slim line Electrolux dishwasher with space for concealed laundry white goods beneath.





Corner carousel cupboards, a brushed steel style feature Zanussi oven, AEG four ring induction hob to surface and brushed steel style cooker hood above; space for an upright fridge/freezer as required. Tiled splash backs to all fitted work surface areas, radiator and power points. Stable door providing access out into the attractive rear garden.

## First Floor

**Landing** with access to roof space.

**Bedroom 1** [12'7" x 9'11" (3.83m x 3.02m)] with a delightful westerly view down over the rear landscaped garden, radiator and power points.

**Bathroom** [6'5" x 6'3" (1.95m x 1.90m)] well-appointed and presented with panelled bath having a tiled splash back and mixer tap/shower attachment over, pedestal wash hand basin, low-level WC, radiator and extractor vent.

**Bedroom 2** [12'7" x 8'3" (3.83m x 2.1m) max dimensions] having a pleasant easterly outlook down over the front garden and across Lupin Road; built in airing cupboard containing the insulated hot water cylinder with immersion heater, fitted shelving and clothes hanging space to one corner, radiator and power points.

## OUTSIDE

The property stands in a prominent position on Lupin Road with a driveway running down the southern elevation of the house providing more than adequate parking for family/visitors. The front garden has been very pleasantly landscaped with formal lawn and accompanying beds/borders containing attractive mature shrubs that provide the house with a most pleasing setting.

From the driveway there is a pedestrian gate providing access through to a marvellous landscaped mature rear garden. The sheltered and very private garden has a wide range of attractive shrubs and plants and set in a woodland/English cottage garden landscape style, with gravelled patio/seating areas, a meandering rustic footpath running through to the rear with accompanying bark laid beds and more. Set to the rear south western corner of the garden there is a useful timber garden shed. There is an outside light fitting and water tap,

## ENERGY PERFORMANCE RATING: D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

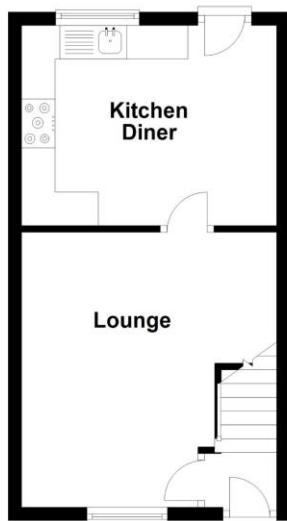
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure revised 6.10.20

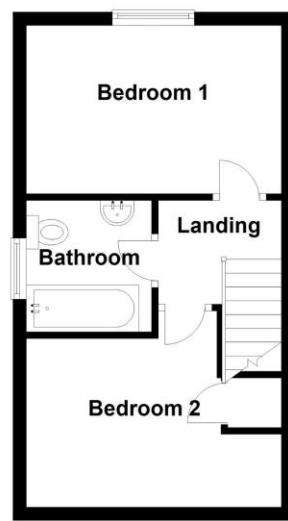
### Ground Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 54.8 sq. metres (589.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.



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