



31 Langworthgate  
Uphill, Lincoln. LN2 4AD







## 31 Langworthgate, Uphill, Lincoln

A beautiful four bedroomed town house on three floors located in Langworthgate in the popular uphill area of the City of Lincoln within a short walk to the City's Cathedral and Bailgate shopping and cultural quarter. The property has the benefit of a large hall, lounge and dining room with patio doors and modern fitted kitchen on the ground floor, four bedrooms over the first and second floor,, a family bathroom and two en-suites. The house has an enclosed rear yard and garage.

The property benefits from gas central heating, modern fittings and there is a balcony on the landing off the first floor.

### ACCOMMODATION

**Entrance Hall** of good proportions having glazed panel main entrance door, staircase up to first floor, coving, radiator, wall light fittings, telephone point and power points. Doors through to kitchen, lounge and to:

**Cloakroom** comprising wash hand basin with tiled splash back, low-level WC, radiator and extractor vent.

**Lounge** enjoying a very pleasant southerly view across Langworthgate and down St Leonards Lane; fireplace with fitted gas fire, attractive Adam style surround with accompanying marble style back and hearth, attractive egg and dart detailed deep moulded ceiling cornice, two radiators, wall light fittings, media points and power points. Door through to:

**Dining Room** with French doors providing access out into the rear courtyard garden, egg and dart detailed deep moulded ceiling cornice, radiator, wall light fittings and power points. Door through to:

**Kitchen** having a northerly outlook over the rear courtyard; an extensive range of fitted base, drawer and wall units, fitted work surface with stainless steel 1 1/2 bowl sink unit inset and concealed



dishwasher beneath. Corner shelf, brushed steel featured oven below surface, four ring gas hob inset with concealed cooker hood and wall cupboard space above. A further area of fitted work surface to one wall with room beneath for appropriate laundry white goods, cupboard and shelf space above, built-in concealed fridge/freezer to one corner. To one corner there is a smaller area of fitted work surface with cupboard space in part containing the Ideal Mexico gas fired central heating boiler and cupboard units above. Tiled splash back to all fitted work surface areas, radiator, inset ceiling spotlight fittings and power points. Door through to entrance hall and glazed panel entrance door to courtyard.

### First Floor

**Large Landing** with small French doors providing access out onto the roadside balcony overlooking Langworthgate and St Leonards Lane; coving, radiator and power points.

**Spacious Master Bedroom** having a southerly outlook across Langworthgate; coving, radiator, media point and power points. Door through to:

**En-suite Bathroom** of excellent proportions and having panelled bath with accompanying shower fitting above, full height wall tiling and shower screen; pedestal wash hand basin and low-level WC. Tiling to all walls to at least dado rail height, radiator, inset ceiling spotlight fittings, electric shaver point and extractor vent.

**Guest Bedroom** having a northerly view down over the rear courtyard; built in airing cupboard containing the insulated hot water cylinder with immersion heater, built-in wardrobe space to one corner, coving, radiator, media point and power points. Door through to:

**En-suite Bathroom** having panelled bath with mixer tap/shower attachment. accompanying wall tiling and shower screen above, pedestal wash hand basin and low-level WC. Tiling to all walls to at least dado rail height, radiator, electric shaver point and extractor vent.







## Second Floor

**Large Landing** providing space to one end by the dormer window providing a southerly outlook across uphill Lincoln, for a study/sitting area, access to roof space, coving, radiator and power points.

**Bedroom** with sloping ceiling in part and dormer windows having a southerly outlook towards St Leonards Lane; coving, radiator, media point and power points.

**Bedroom** having a sloping ceiling in part with dormer windows providing a glimpse through the autumn trees towards the Eastgate bowls and tennis club; access to roof space at eaves, coving, radiator, media point and power points.

**Family Bathroom** having sloping ceiling in part, panelled bath with mixer tap/shower attachment, accompanying full height wall tiling and shower screen, pedestal wash hand basin, low-level WC, radiator, electric shaver point and extractor vent.

## OUTSIDE

This attractively detailed terrace of home stands in a prominent location on Langworthgate in the uphill area of the City. To the front of the house there is a small railing enclosed garden area with short block paved path to the front door. There is a vehicular and pedestrian access through the archway in the terrace through to the block paved parking and garaging for the properties.

The house has a single car parking space adjoining the front of its own **Garage** with electric roller shutter door, rear service door, light fitting and power points.

The rear garden courtyard is well enclosed by panel fencing and block paved patio area, onto which the French doors of the dining room open. There is a small flowerbed with shrub and flowering plants inset, outside light fitting and water tap.

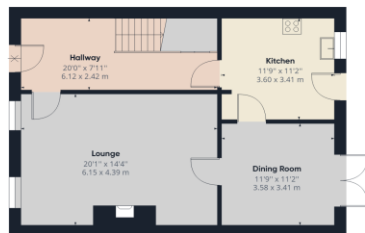
Lincoln City Council – Tax band: E



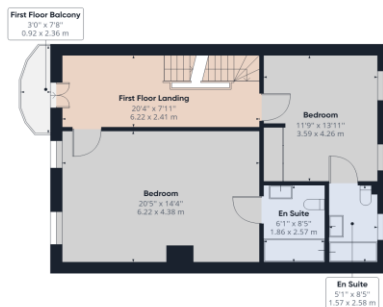








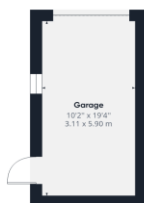
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

## 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.

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