



35 Newland Street West
Lincoln.

BELL



35 Newland Street West Lincoln

This is a good sized two bedroom terrace which is very stylishly appointed and present accommodation house located in this popular residential area of West End Lincoln. This house will appeal to both owner occupiers looking for the city centre benefits of having a home in the west, as well as to residential investment buyers. Just a short walk away, for most, from the city centre and its excellent range of shopping and social facilities, including Lincoln University set around the Brayford Pool Marina which is a vibrant and popular social hub of restaurants and bars.

There are a good range of neighbourhood amenities in the West End with a busy primary school, restaurants, food takeaways, Sainsbury's Local, Co-op Supermarket and petrol service station, as well as a walk through to the 270 acres of open countryside making up West Common, so popular with families, horse riders, dog walkers and runners alike.



ACCOMMODATION

Entrance Hallway having uPVC obscure double glazed front entrance door, an attractive period staircase up to first floor, tiled floor, period style wall panelling to dado rail height and radiator. Open doorway through to:

Dining Room very attractively presented with a pleasant outlook down towards the rear garden; a good sized walk in under stairs storage cupboard, wood style laminate flooring, wonderful feature ceiling light fitting and radiator. Open doorway through to kitchen and eye catching industrial part glazed double sliding panelled doors through to:



Living Room having a very pleasant southerly outlook from the bay window seat over the front garden area and across into Newland Street West; chimney breast with cast iron moulded fireplace surround and integral grate inset, Wood style laminate flooring and radiator.

Kitchen having a very pleasant northerly view out over the rear area patio and terraced garden beyond. Appointed with a good range of contemporary design style fitted base, and drawer units, work surface with single drainer one and a half bowl ceramic sink unit inset and concealed dishwasher and laundry appliance below. There is further work surface opposite with two tiers of three drawers below, space between units for a gas Range style cooker as required, and above a brushed steel Hotpoint cooker hood with accompanying wall cupboard units set on either side. To one corner there is a room for an appropriate upright fridge/freezer.

Additional work surface set to far end of the room with cupboard space below, to the corner a useful pull out larder cupboard unit and adjoining storage cupboard space containing the Ideal gas fired central heating boiler. Tiled splash backs to all fitted work surface areas, inset ceiling spotlight fittings. uPVC obscure double glazed panelled rear entrance door to grounds.

First Floor

Landing with painted exposed floorboards, a pleasant seating area to one-side and access to roof space. Doors to:



Family Bathroom with stylish appointment comprising; a wood panelled bath set across one wall, good sized shower cubicle with appropriate shower fitting and wall tiling, a feature square ceramic wash hand basin on a thick pine topped industrial style washstand and low level WC. Exposed brick featuring to one wall, exposed ceiling beam, tiled floor, ladder back style radiator/towel rail, feature industrial lighting, inset spotlight fittings and extractor vent.



Bedroom 2 having a pleasant view to the rear over the patio area and the garden beyond; exposed floorboards, built-in wardrobe space to one wall with sliding dressing mirror panelled doors(needing to be rehung), and radiator.

Bedroom 1 having a southerly outlook down over Newland Street West; chimney breast with attractive cast iron moulded fireplace surround with tiled half (closed flue) and built-in wardrobe and cupboard space, exposed painted floorboards, dodo railing in part, radiator and bedside light fittings.

OUTSIDE

To the front of the property, there is a small low maintenance garden area with a retaining wall to the street frontage.

Adjoining the rear of the house there is a good sized paved patio, from which steps lead up to the garden lawn with accompanying bark topped flowerbeds/borders. To the northern end of the garden there is a raised seating deck with arbour and a useful garden shed.

There is a pedestrian passageway in the terrace which provides for access through to the rear garden.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

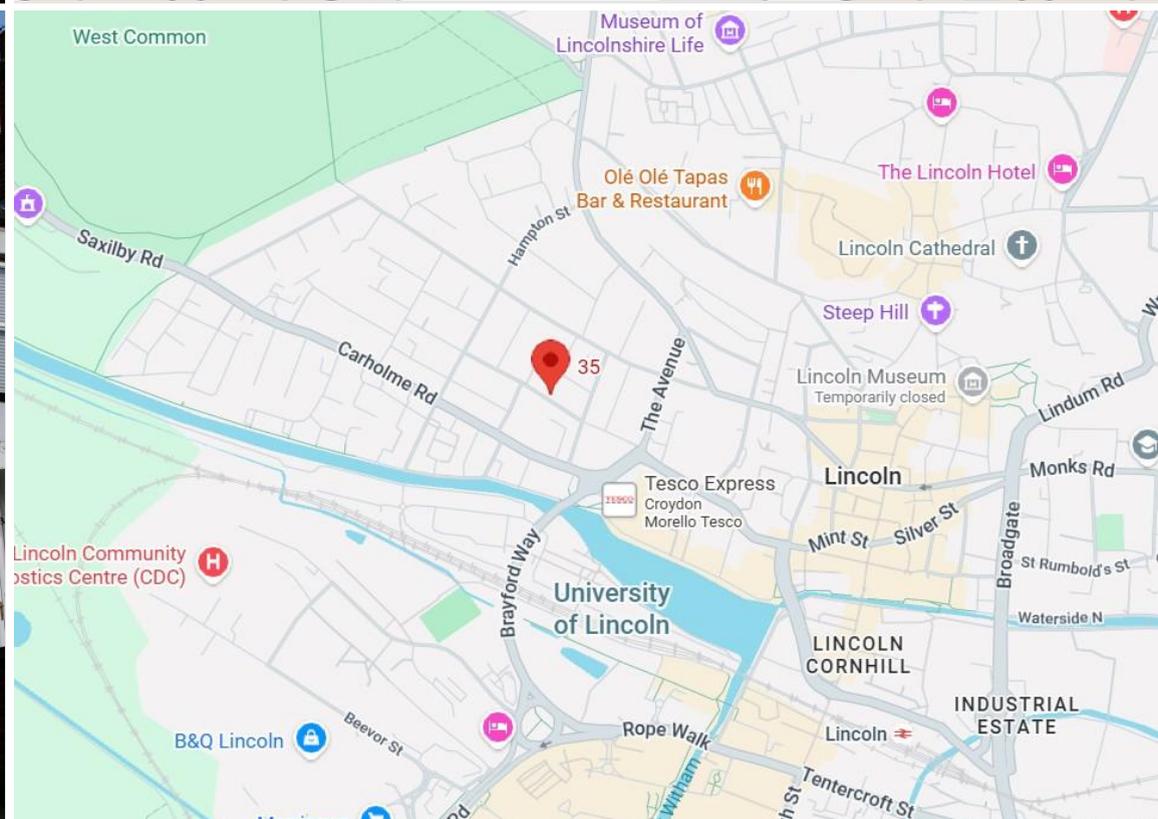
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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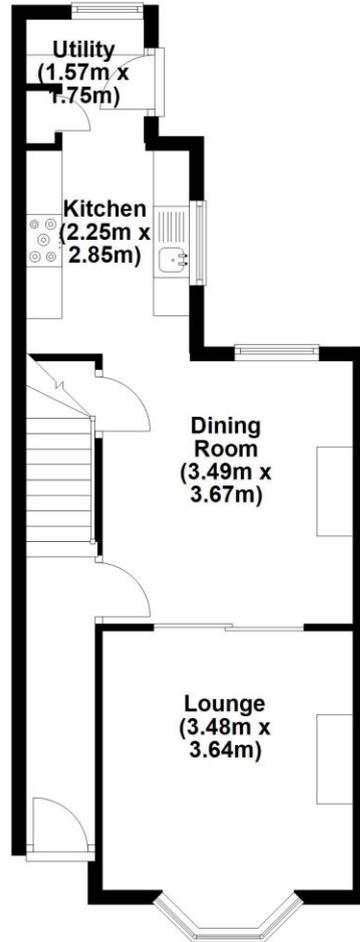
Brochure prepared 27.2.2026





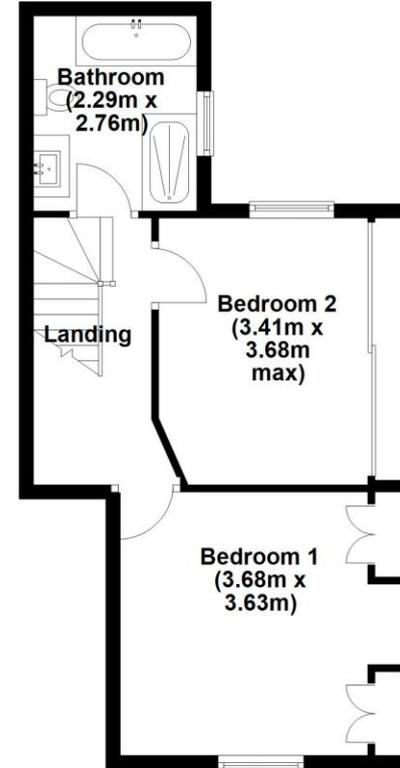
Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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