



Summerdown  
Beaumont Fee, Lincoln. LN1 1EZ

**BELL**  
ROBERT BELL & COMPANY



## Summerdown, Beaumont Fee, Lincoln

Summerdown is a three bedroom property nestled away from the Beaumont Fee road, within convenient distance for the centre of the city of Lincoln and the range of services, amenities and public transport links on offer.

The property provides spacious and varied living accommodation to the ground floor, with three bedrooms and a generous bath and shower room to the first floor. Complete with a beautiful south-west facing garden, the property offers an attractive blend of privacy and outdoor space whilst remaining in a city centre location.

### ACCOMMODATION

**Conservatory** having wood double glazed main entrance door, wood double glazed windows to sides and front on dwarf brick wall, with wood double glazed ceiling, tiled floor and power points. Wood single glazed door to:

**Hallway** with wood effect flooring, spindle and balustrade staircase to first floor, radiator, ceiling light and power point. Doors to lounge, utility/workshop and to:

**Dining Room** with wood single glazed sash window to front aspect; wood effect flooring, radiator, ceiling light and power points.

**Kitchen** having a good range of modern storage units to base and wall levels, ceramic 1 1/2 bowl sink inset to roll edge worktop with space and connections for Rangemaster 55



cooker inset to exposed brick surround with extractor canopy, upright fridge-freezer and under counter washing machine. Pantry cupboard, tiled floor, ceiling and wall lights and power points.

**Utility/Workshop** having Butlers sink with tiled surround on storage unit, tiled floor, ceiling light, fan and power points. Door to:

**Cloakroom** comprising; low level WC, pedestal wash hand basin, tiled floor, ceiling light and extractor fan.

**Sitting Room** having wood single glazed sash window to front aspect; wood effect flooring, radiator, fireplace with tiled hearth, ceiling light and power points.

#### First Floor

**Gallery Landing** with wood single glazed sash window to front aspect; wood flooring, ceiling light and power point. Doors to first floor accommodation.

**Bedroom** (currently used as a studio/office) with skylights to rear aspect, wood effect flooring, radiator, ceiling lights and power points. Open doorway to bedroom.

**Bathroom** with skylight to side aspect; having corner bath, walk in shower cubicle with monsoon and regular head, tiles surround, pedestal wash hand basin and low level WC. Tiled floor and to half height to walls, storage unit housing wall mounted, gas fired Remeha boiler, wall mounted heated towel rail, radiator, ceiling spotlights and extractor fan.

**Bedroom** with wood single glazed sash window to front aspect; wood flooring, radiator, ceiling light and power points.

**Bedroom** with wood single glazed sash window to front aspect; alcove storage space, wood flooring, ceiling light and power points.



## OUTSIDE

The property is accessed via a pedestrian walkway leading off the lane between numbers 33 and 35, facing south-west with the garden enjoying sunlight throughout the day, particularly in the evening.

The garden is laid to low maintenance gravel and paved pathways, meandering through mature plant beds housing beautiful flowers, shrubs and trees. There are paved seating areas, timber framed garden stores plus:

**Studio / Garden Room** being timber framed with double glazed windows to the front and side, door to the front; wood flooring and wood panelling to walls, wall mounted electric heater, ceiling light and power points.

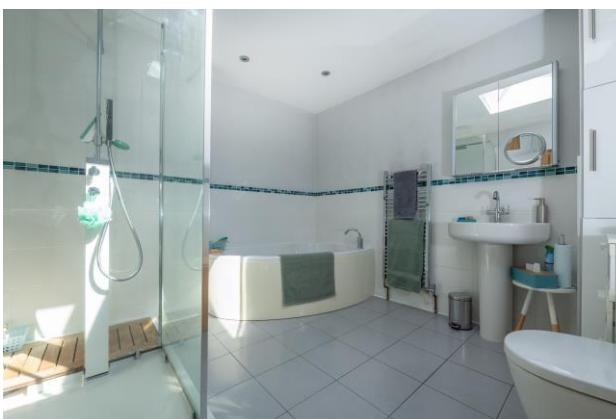
**Lincoln City Council – Tax band: B**

**ENERGY PERFORMANCE RATING: tbc**

**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>

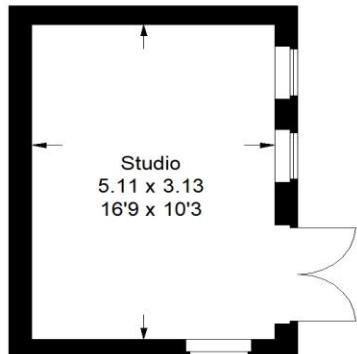
Brochure prepared 27.4.2023





## Summerdown

Approximate Gross Internal Area  
 Ground Floor = 64.2 sq m / 691 sq ft  
 First Floor = 57.1 sq m / 615 sq ft  
 Studio = 16.4 sq m / 176 sq ft  
 Total = 137.7 sq m / 1482 sq ft

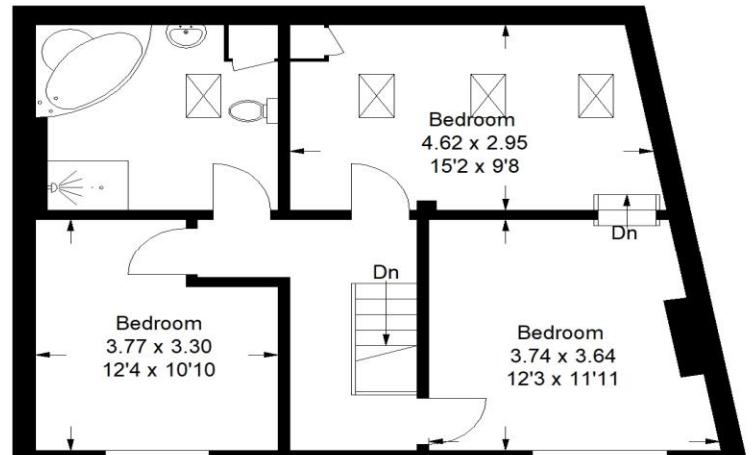


### Studio

(Not Shown In Actual Location / Orientation)



### Ground Floor



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### DISCLAIMER

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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