



8 Tennyson Street
Lincoln. LN1 1LZ

BELL
ROBERT BELL & COMPANY



8 Tennyson Street, Lincoln

This is a very nicely presented, three bedroom, mid terraced period family home, situated in the Uphill area of the City, close to the historic Castle and Cathedral with the shopping and social Bailgate district.

There are two formal reception rooms with period features, downstairs bathroom and kitchen with a breakfast/dining room incorporated to an added extension. The rear garden has been delightfully landscaped and provide an outside seating area.

ACCOMMODATION

Entrance Lobby having front entrance door with fanlight above and inner period glazed panelled entrance door through to:

Hallway having staircase up to first floor, archway with period moulded bosses, wood style laminate flooring and radiator. Doors through to sitting room and to:

Sitting Room an appealing family reception room with the bay window having a westerly aspect; attractive period detail with moulded ceiling cornice and rose, and accompanying dado rail. There is an attractive fireplace with period style moulded surround and back, fitted gas fire and marble style hearth and radiator.



Family Room with an easterly outlook through the interior window into the adjoining dining/breakfast room, chimney breast with fireplace having an open bricked paved hearth for a fire basket grate and an appealing period style surround with open brick feature, built-in period storage cupboard space to one side of chimney breast, coving, wood style laminate flooring and radiator. Open doorway arch through to:



Kitchen having a southerly aspect and a comprehensive range of fitted kitchen units comprising; fitted work surface with single drainer 1 1/2 bowl sink unit inset, cupboard space and wine rack below, space for laundry and kitchen white goods with fitted shelving above. The opposite side of the room has a further area of work surface across one wall with cupboard space and a tier of three drawers beneath, space for a slot in the oven between units with cooker hood and accompanying wall cupboard space above on either side. There is a shelved pantry area to one corner with access to an under stairs storage cupboard, space to one corner for an upright fridge/freezer as required, wood style laminate flooring and ceiling spotlights. Doors through to downstairs bathroom and to:

Dining/Breakfast Room a very attractive extension off the original house having a pleasant view down the rear garden to the east; vaulted ceiling level with Velux roof window inset, ornament niche to wall, wood style laminate flooring, wall light fitting, and radiator. uPVC double glazed rear entrance door to garden.

Downstairs Bathroom well appointed comprising; panel bath with shower fitting, screen and accompanying full height wall tiling; wash hand basin set on a contemporary design style wash stand unit with toiletry cabinet and shelf space beneath and low-level WC. Wall mounted mirror panelled door medicine cabinet, wood style laminate flooring and extractor vent.

First Floor

Rear Landing

Bedroom 3 with a very pleasant view down over the rear courtyard/garden; and radiator.

Separate Toilet comprising low level WC and wash hand basin with tiled splash back.

Main Landing with built-in linen/storage cupboard and access to roof space.

Bedroom 2 with an attractive view down over the rear courtyard/garden to the east and radiator.





Bedroom 1 of excellent proportions with a pleasant outlook over Tennyson Street; picture rail, exposed pine floorboards and two radiators.

OUTSIDE

There is a traditional low brick wall to the road frontage with a small garden area containing mature hydrangea and twisted hazel.

The rear garden has been very thoughtfully landscaped with a paved patio area adjoining the eastern and southern elevations of the house with a brick paved pathway down the garden leading to the rear pedestrian entrance gate. The garden area has been partly laid to lawn with accompanying, flowerbeds and borders containing hebe, iris, roses, honeysuckle, a productive pear tree and more.

To the north eastern corner of the garden there is a brick paved patio seating area with pergola draped with a wisteria.

Integral to the rear of the house is a useful **Store/Boiler** room containing the gas fired central heating boiler. There is an exterior light fitting and garden water tap.

Lincoln City Council – Tax band: B

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;

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

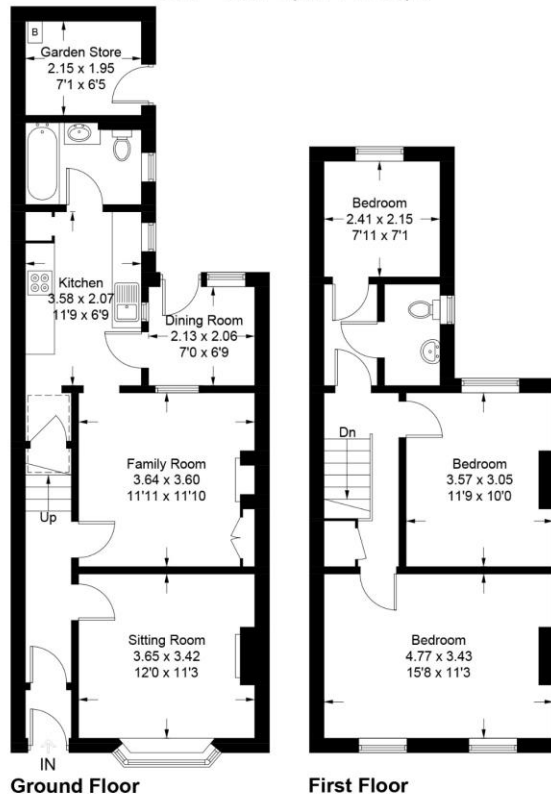
Brochure prepared 4.10.2023





8 Tennyson Street

Approximate Gross Internal Area
 Ground Floor = 52.8 sq m / 568 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 Garden Store = 4.8 sq m / 52 sq ft
 Total = 103.1 sq m / 1110 sq ft



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

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.



43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888
 Email: lincoln@robert-bell.org

www.robert-bell.org

