



Stunning stone Grade II listed 5 bedroom house

17 Eastgate, Lincoln, LN2 4AA



Entrance hall • Reception room • Dining room • Sitting room • Study • Kitchen breakfast room/garden room
5 bedrooms all en suite • Cellar • Double garage • Garden
Gated off street parking • Cathedral views

Description

17 Eastgate is a substantial five bedroom three storey Grade II listed stone house adjacent to Lincoln Cathedral in the much sought after historic Bailgate area. This stunning family house has been painstakingly refurbished creating one of the finest houses in Lincoln. The stonework and fireplaces have been carved by the Cathedral stone masons, there are new windows and doors throughout and a solid oak electric gate with biometric entry. This immaculate property offers a wonderful turn key opportunity for anyone seeking opulent uphill living.

In more detail the accommodation comprises entrance hall with stairwell and WC, reception room with a stone fireplace and an open fire, a double aspect sitting room with a stone fireplace and open fire and double doors opening on to the garden. There is a door through to the dining room which also opens on to the garden and an internal hall with access to both the utility room, study and the cellar.

The kitchen is an impressive 29' room with a good range of fitted wall and base units with integrated appliances, a pantry and a central island with granite worktops and breakfast bar. The other end has windows on three sides creating a garden room complete with bifold doors opening on to the garden.

The first floor has a master bedroom with walk in wardrobe and luxuriously appointed en suite bathroom complete with a free standing bath and walk in shower. There are two more en suite bedrooms on the first floor. The top floor has two further bedrooms set into the eaves with exposed beams and en suites.

Outside the property can be accessed from Eastgate or via the electric gated driveway which is approached via Nettleham Road. The tarmac driveway leads to the double garage and there is off street parking for several vehicles. The double garage has an electric up and over door. The west facing garden is laid to lawn and there are steps down to a paved terrace.





Eastgate, Lincoln

Main House gross internal area (approx) 4,233 sq ft / 393 sq m

Garage 262 sq ft / 24 sq m

Total 4,495 sq ft / 418 sq m

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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