



18 Hewson Road
Lincoln. LN1 1RX

BELL



18 Hewson Road

Lincoln

This is a substantial three storey city residence (GIFA 1,593 ft² / 148 m²), located in this prime residential West End Street, directly adjoining the delightful open countryside of Lincoln's historic West Common, 250-acres of open green leisure space for city residents to enjoy, located at the western edge of Lincoln's city centre.

This classic period house has been a successful residential investment, a licensed HMO grossing at present £22,040 pa since 2022 (expires December 2027), with five lettable rooms with communal reception, kitchen and ancillary facilities. The house alternatively could be returned, with refurbishment, to being that wonderful four bedroom city home, standing betwixt both city and country.

The property stands approximately just 1 mile from Lincoln University and the city centre and its excellent range of shopping and social facilities, as well as 0.5 of a mile from the city bypass.

The adjoining West common is a wonderful recreation area, for walkers, runners and cyclists, for horse riding. or just a summer picnic. There are football playing fields, a tennis club and on the southside of Carholme Road there is the popular Carholme Community Golf Club. From the common there are iconic panoramic views of Lincoln Cathedral and the historic city hilltop.



ACCOMMODATION

Entrance Passageway with main entrance door and chequered patterned tiled floor, ideal for bike and general storage. uPVC rear entrance door to grounds.

Entrance Hallway having original period coloured leaded light glazed panelled main entrance door, staircase up to first floor, understairs storage space and doors through to front bedroom/sitting room and to:

Lounge Diner having a westerly view into the rear courtyard of the property; chimney breast with fireplace (closed), original period ceiling cornice work, ceiling rose and radiator. Door through to:

Kitchen having a comprehensive area of work surface with accompanying drawer and cupboard storage space, inset single drainer one and a half bowl stainless steel sink unit, built in oven with stainless style four ring gas hob to surface, room for appropriate kitchen and laundry white goods as necessary. Wall mounted Baxi gas fired central heating boiler, tiled floor, access to roof space, radiator, extractor vent and inset ceiling spotlights. uPVC obscure double glazed panelled rear entrance door to grounds, as well as door to

Downstairs Shower Room comprising corner shower cubicle with Triton shower fitting and mermaid board style splash back to both walls, wash hand basin with splash back and toiletry cabinet below, lower level WC, radiator, inset ceiling spotlight fittings and extractor vent.

Front Bedroom/Former Sitting Room with a pleasant outlook to the east over Hewson Road from the bay window; chimney breast with fireplace (closed), original period ceiling cornice work and radiator.

First Floor

Landing having a large built-in storage/airing cupboard containing the insulated hot water cylinder, and radiator. Stairs up to second floor and doors through to adjoining accommodation:

Bathroom comprising panelled bath across one wall with mermaid board style splash back above, corner shower cubicle with Triton shower fitting and mermaid board style splash back to both walls, wash hand basin with splash back and toiletry





cabinet beneath, low level WC. Ladder back style radiator/towel rail and extractor vent.

Bedroom having a very pleasant westerly outlook down over the rear courtyard, the garden and beyond to the many acres of open countryside of West Common; built in clothes closet to one corner, fitted shelving, wood style laminate flooring and radiator.

Bedroom having a very pleasant easterly outlook across Hewson Road from the bay window; picture rail, wood style laminate flooring and radiator.

Second Floor

Landing with original period skylight. Doors to bedroom accommodation.

Bedroom with sloping ceilings in part and dormer window providing a wide panoramic outlook over the rear of the property and beyond to West Common; wood style laminate flooring and radiator.

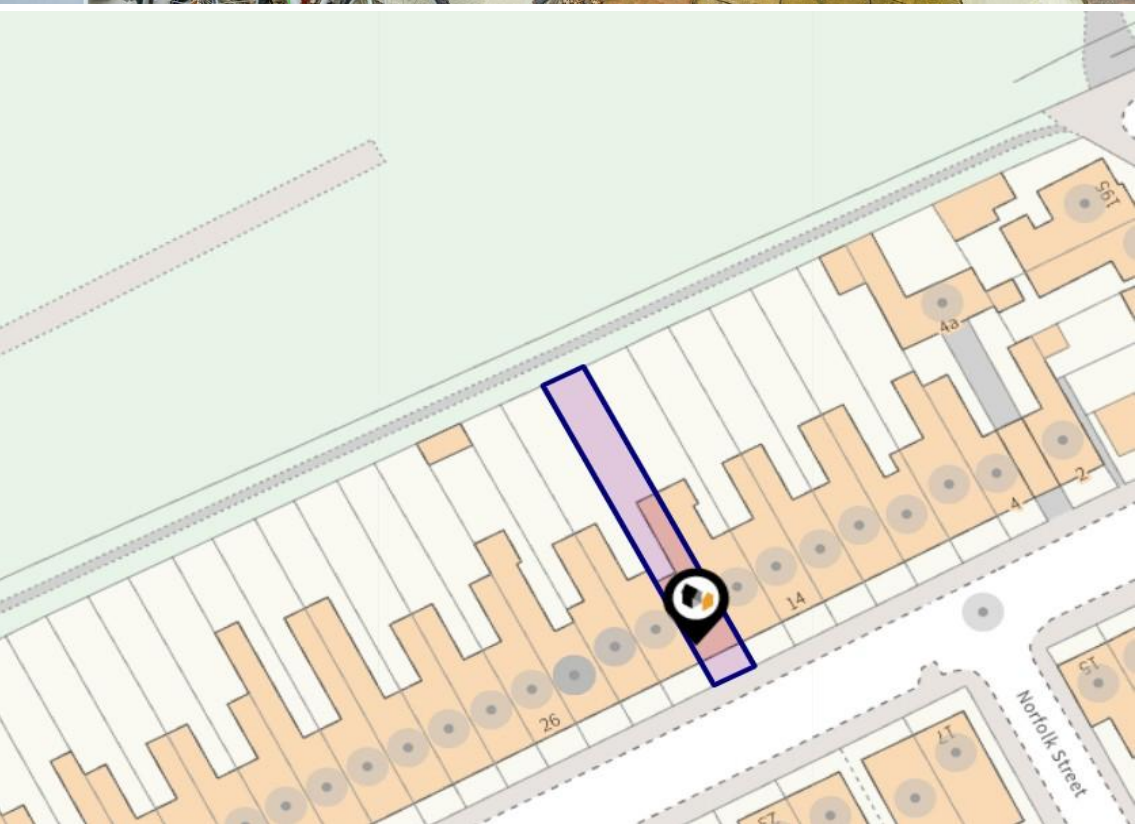
Bedroom with sloping ceilings in part with dormer window providing a view out over Hewson Road; wood style laminate flooring and radiator.

OUTSIDE

There is a uPVC obscure double glazed panelled door from the passageway which provides access through to the rear paved courtyard area onto which the rear entrance door to the house from the kitchen also opens.

There is a paved patio area adjoining the rear western and southern elevations of the house, a good sized area of garden with mature shrubs inset and a sheltering willow tree, and a useful garden/bike storage shed. The garden is enclosed by low wall to the northern and southern boundaries. To the rear western boundary is tall panel fencing with a gateway providing access to the Alderman's Walk footpath from where there is access directly into the wonderful West Common countryside. There is an outside water tap.



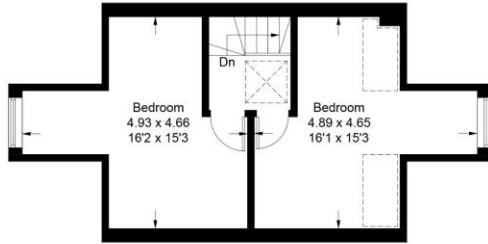


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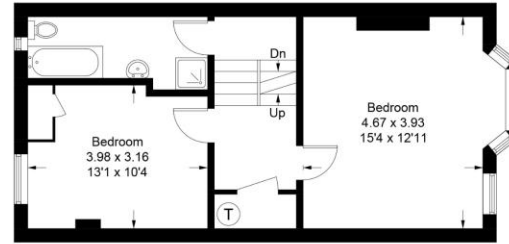
Approximate Gross Internal Area
 Ground Floor = 68.5 sq m / 737 sq ft
 First Floor = 47.4 sq m / 510 sq ft
 Second Floor = 34.8 sq m / 374 sq ft
 Total = 150.7 sq m / 1621 sq ft



= Reduced headroom below 1.5m / 5'0"



Second Floor

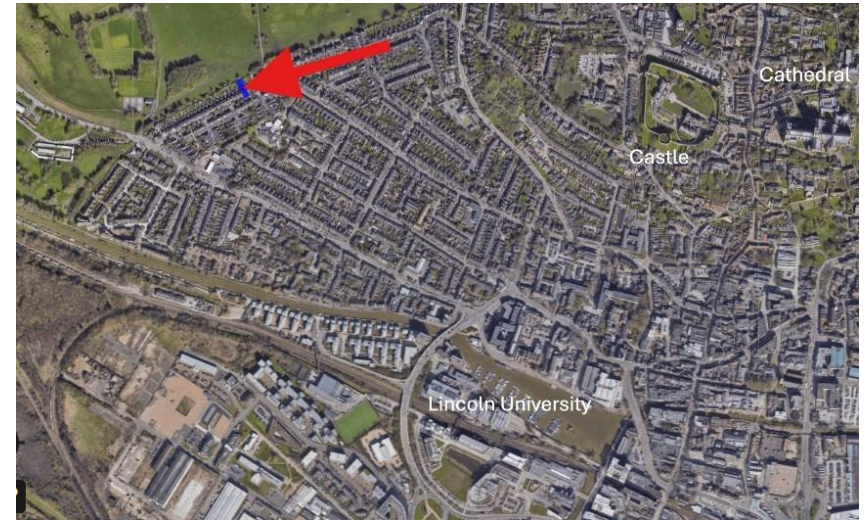


First Floor



Ground 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.



Lincoln District Council – Tax band: C

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

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