



29, Riseholme Road
Lincoln, Lincolnshire, LNI 3SN

BELL





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This is a very well presented, detached family residence, situated in the uphill area of the city, close to the historic Castle & Cathedral district, within easy access to the city centre and A46 bypass providing routes to other areas of the city, surrounding villages and the A1. Accommodation comprises; entrance hall, living dining kitchen, sitting room, family room, utility, cloakroom; three bedrooms with en-suite to master and family bathroom. The property provides ample off street parking to the frontage and access to the integral garage. There is a good size rear garden together with an exterior home office/leisure space.



ACCOMMODATION





29 Riseholme Road

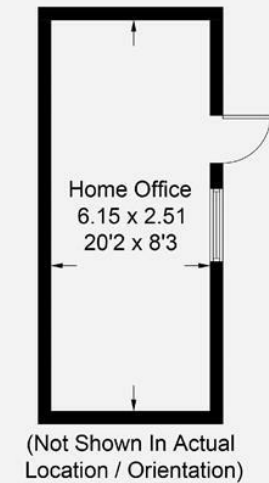
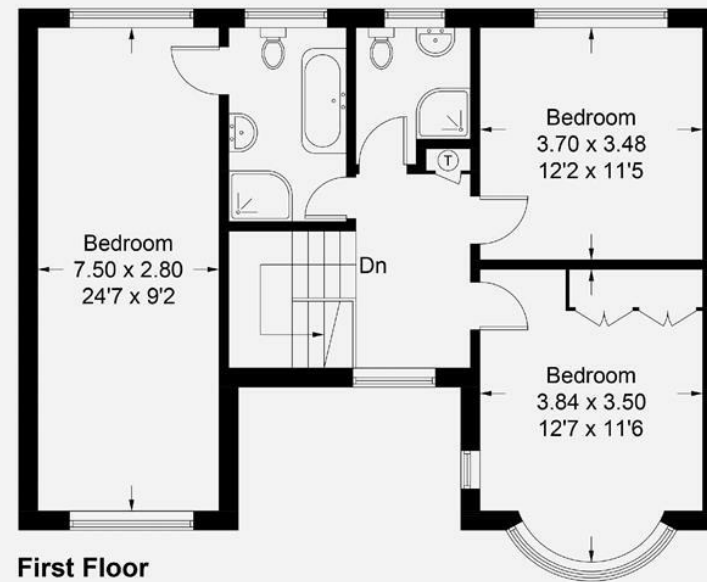
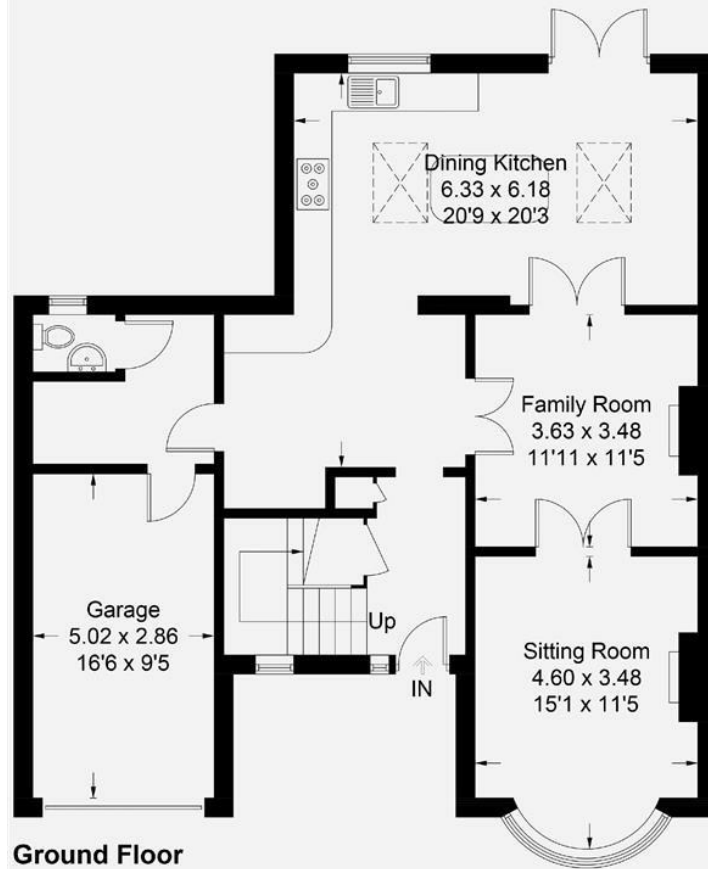
Approximate Gross Internal Area

Ground Floor = 96.0 sq m / 1,033 sq ft

First Floor = 71.5 sq m / 770 sq ft

Home Office = 15.4 sq m / 166 sq ft

Total = 182.9 sq m / 1,969 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.



COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING:

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 Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

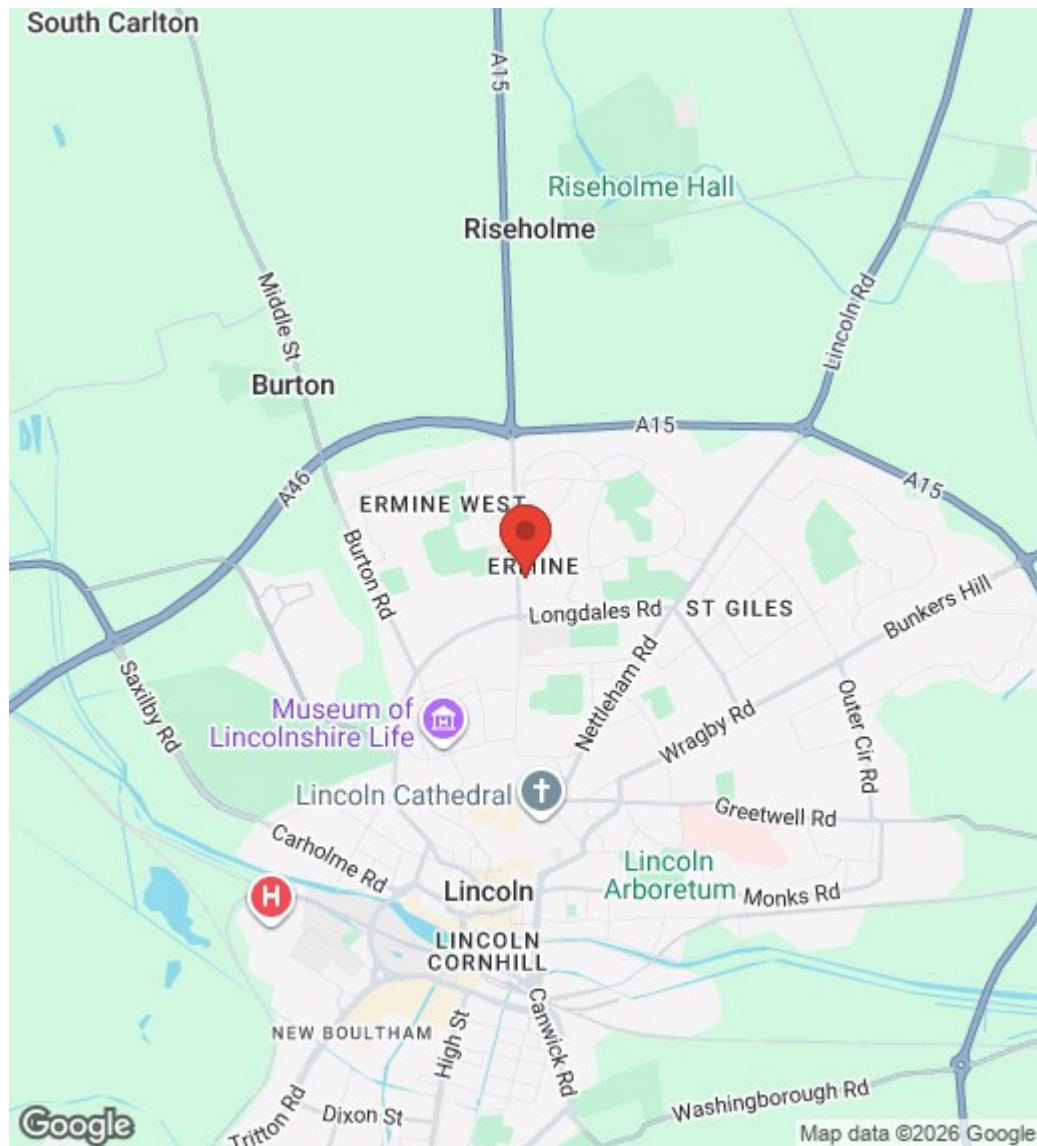
Website: www.robert-bell.org

Brochure prepared: 13th August 2026

DISCLAIMER

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