



BY DESIGN

*20 Drury Lane*

Lincoln, Lincolnshire, LN1 3BN

# Positioned with quiet authority in Lincoln's revered Cathedral Quarter

20 Drury Lane is an exceptional gated detached residence extending to over 2,500 sq ft across four well-proportioned floors. This exceptional detached home commands magnificent views over one of England's most celebrated historic cities, whilst mature trees provide a natural sense of privacy and seclusion to the rear. A generous south facing garden with far reaching views of the city skyline forms the centrepiece of the plot, best enjoyed from the showpiece raised veranda with pizza oven, an idyllic space for alfresco dining and entertaining.











# Location, Schooling & Services

20 Drury Lane is situated in the highly desirable Uphill area, to the north of Lincoln city centre and at the very heart of the Cathedral Quarter, one of the most sought after addresses in the city. Lincoln itself is a vibrant and characterful city offering a wealth of facilities and amenities, with the magnificent cathedral and castle forming a dramatic backdrop to daily life. The popular Bailgate and Steep Hill lie close by, offering an eclectic mix of independent shops, restaurants and cafés, whilst the attractive Brayford Waterside area and Cultural Quarter further add to the city's considerable appeal. The County Hospital and BMI private hospital are both accessible, as are a full range of leisure facilities including the David Lloyd health club at Burton Waters, offering a state of the art gym, indoor and outdoor tennis courts, swimming pool and spa facilities.

For those wishing to explore the wider county, the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, lies around 12 miles distant, with the east coast beyond.

Lincoln railway station offers direct daily services to London Kings Cross, with journey times from approximately two hours. A 30-minute drive to Newark to the southwest provides fast train connections to Kings Cross in around 80 minutes for those seeking a quicker route to the capital. Newark also provides excellent road links via the A1, with further connections via the A46 and A17. The A15 northbound provides straightforward access to the M180 motorway network and Humberside Airport, making this an exceptionally well-connected address for both business and leisure travel.

The property is exceptionally well served for schooling across all ages and stages, with a fine selection of both state and independent options within easy reach. In the independent sector, Lincoln Minster School, offering both Prep and Senior education, is situated in the city centre approximately 10 minutes away and is among the most highly regarded schools in the region. St Mary's Preparatory School is similarly well respected and within comfortable reach, whilst Burton Hathow Preparatory School, an independent school for children aged 2 to 11 set in beautiful, wooded grounds on the outskirts of Lincoln, is also easily accessible.

For state secondary education, William Farr Church of England Comprehensive in Welton is less than 10 minutes away and is rated Good by Ofsted. The Priory Academy LSST, on the southern edge of Lincoln, is similarly rated Good by Ofsted and is one of the most oversubscribed and sought after schools in Lincolnshire. Priory Pembroke Academy provides a further well-regarded option within the city. For those seeking a selective education, Queen Elizabeth's Grammar School near Horncastle, around 20 minutes by car, is rated Good by Ofsted and remains a highly respected school serving the wider area.

Services: Mains gas, electric and water. Mains drainage

Local Authority: Lincoln City Council

Tenure: Freehold | Council Tax Band: G | Epc Rating: B









# Accommodation

Built in the 1980s and arranged over four floors with a highly distinctive layout, the property has been thoughtfully upgraded by the current owners and is presented to an impeccable standard throughout, offering an incoming purchaser the rare opportunity to simply move in and enjoy all that this remarkable home and setting have to offer. The property offers generously proportioned accommodation across four floors, providing an exceptionally versatile layout suited both to family life and elegant entertaining.

Entry is via the raised ground floor, where a welcoming central hallway, finished with solid oak flooring, provides access to a sitting room with views over the family kitchen below, as well as a private study. To the rear and set at a lower level than the front rooms, the magnificent open-plan Nolte kitchen and dining room creates a pleasing sense of volume and architectural interest. The kitchen features a range of Siemens studioLine appliances, including ovens, a combination microwave and a coffee machine, and opens via bi-fold doors onto the veranda and garden beyond, where exceptional city views provide an ideal backdrop. The raised ground floor is further complemented by a stylish cloakroom/WC.

The first floor is home to the principal bedroom suite, which enjoys city skyline views and is complemented by a quality en suite shower room. Stairs rise to the second floor, where there are two further well-proportioned bedrooms, both enjoying views of the castle and cathedral, together with a family bathroom.

A fourth bedroom suite and quality en-suite shower room occupy the second floor, from which the views over the Lincoln's city skyline are spectacular. The lower ground floor provides outstanding flexibility and considerable additional space. Currently housing an integrated single garage, a gym, a plant room, and a large storage area, this level presents a compelling opportunity for conversion into further living accommodation, a dedicated home office suite, or ancillary guest quarters, with planning permission granted under reference 2024/0180/HOU (Lincoln City Council).

The grounds are a true extension of the home's character and a particular highlight of the property. The south-facing garden is generously proportioned, predominantly laid to lawn, and bordered by mature trees that provide a natural sense of enclosure and privacy. A substantial patio at ground level offers ample space for outdoor furniture. The summer house has heating and an electrical supply, allowing comfortable use throughout the year for home working, hobbies, or dining, whilst the raised veranda, located on the upper ground floor and complete with a pizza oven, is perfectly positioned for entertaining and al fresco dining. Enjoying views across the garden and towards the wider city beyond, it serves as an exceptional outdoor entertaining and dining terrace.

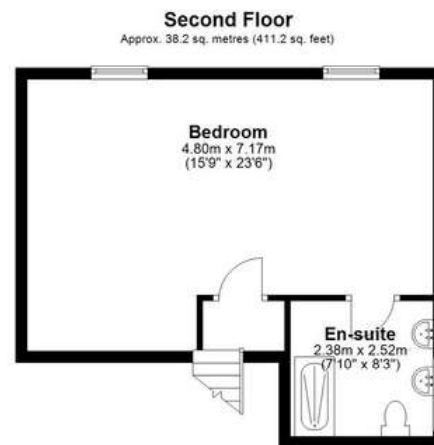
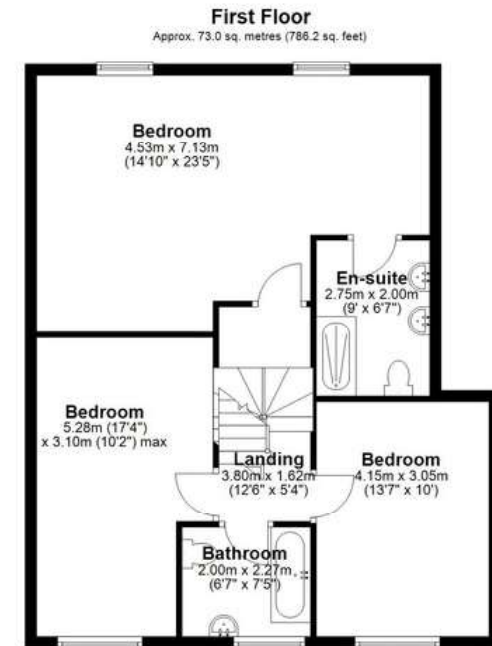
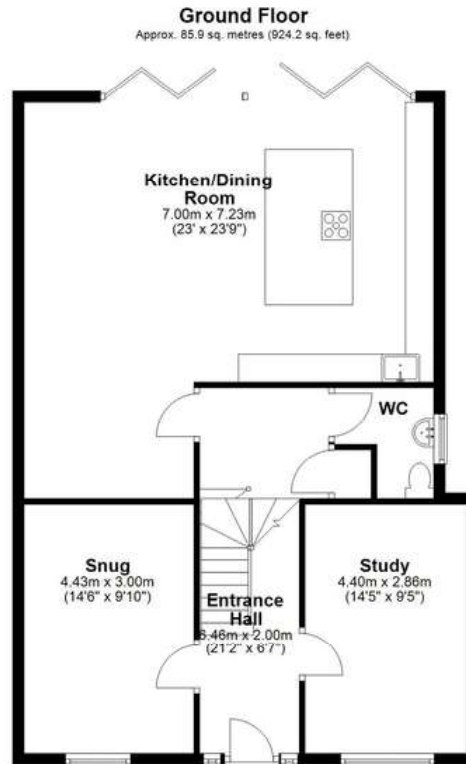
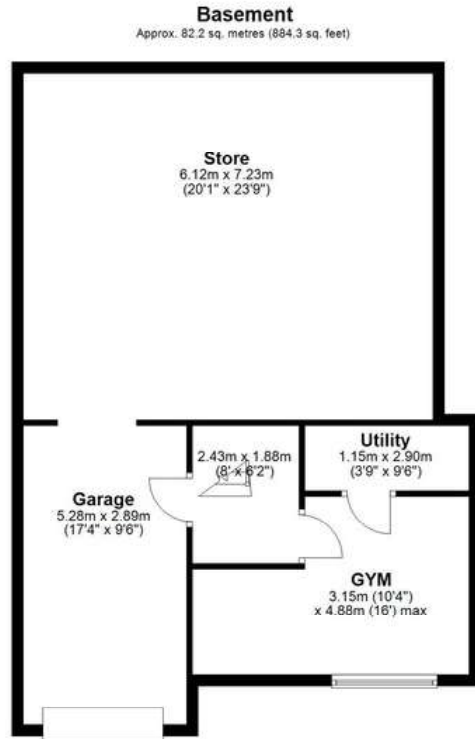
To the front, a substantial driveway provides off street parking for several vehicles, with access to the integrated garage via electric security gates, for complete discretion.



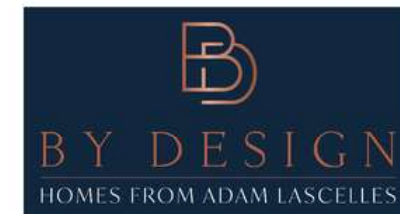








Total area: approx. 279.3 sq. metres (3005.8 sq. feet)





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