

# The Taylor

*JH Taylor (1791 – 1867) an architect known for his contributions to railway architecture, designed Lincoln train station in the mid-19th century. His work reflects Victorian design principles with a focus on functionality and elegance, blending classic architectural elements with the practical needs of a bustling railway station.*

This spacious, 4 bedroom semi-detached home spans three storeys, is designed to accommodate the needs of modern living with ample room and flexibility for a variety of individual lifestyles.

The ground floor features a lounge and stylish kitchen diner with a cloak utility area for added convenience.

The first floor includes two well-sized bedrooms and a main family bathroom, while the top floor provides a private retreat with the master bedroom, complete with an en-suite, and an additional bedroom, ideal for family or guests.

Each level allows you to personalize the space to fit your lifestyle, whether you need a home office, guest room, or play area. With its generous proportions and adaptable layout, this home is perfect for families seeking a balance of comfort, style, and functionality.

*The image depicts our Taylor type; however, please note that there may be some elevation variations so this is for guidance only.*

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For further information about availability, plot specific details and sustainable features please discuss with our Sales Team. All properties have a high rated 'B' EPC.



# The Taylor (4 bedroom semi-detached, 1174 sq ft)

**ONE**  
at Charterholme



## Ground Floor

Lounge	4640 x 3002mm (15'2" x 9'10" ft)
Kitchen/Dining	4640 x 2862mm (15'2" x 9'4" ft)
Utility/Cloaks	2002 x 1475mm (6'6" x 4'10" ft)

## First Floor

Bedroom 3	4640 x 3002mm (15'2" x 9'10" ft)
Bedroom 4	2602 x 2395mm (8'6" x 7'10" ft)

## Second Floor

Bedroom 1	4640 x 3002mm (15'2" x 9'10" ft)
Bedroom 2	4640 x 2327mm (15'2" x 7'6" ft)

All measurements are maximum (Inc Bay windows & Wardrobes) | Sq ft excludes garage space

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