



345 Burton Road

Lincoln, LN1 3XD



Book a Viewing!

£310,000

A two/three bedroomed dormer bungalow situated in this popular Uphill area and with easy access to Lincoln Bailgate, the Cathedral Quarter and Lincoln City Centre. The property is situated on a larger than average plot with generous sized gardens to the front and rear and benefits from a range of outbuildings, including a workshop, summer house, two garden sheds and greenhouse. There is a private electric gated driveway providing off road parking and giving access to the Detached Garage and space for a caravan with a caravan hook-up. Internally the property is well presented throughout and has flexible living accommodation to briefly comprise of Entrance Hallway, Kitchen Diner, Lounge, Shower Room, Bedroom with fitted wardrobes, further Bedroom (which could also be utilised as a Snug or Dining Room) and stairs leading up to the First Floor and giving access to a large Bedroom and Study. Viewing of the property is highly recommended to appreciate the accommodation on offer and the plot on which it sits.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln up Yarborough Road and at the Burton Road roundabout turn left on to Burton Road. Continue along and the property can be located on the right hand side. The driveway is accessed off Queen Elizabeth Road.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

ENTRANCE HALLWAY

With uPVC double glazed external door to side elevation, Amtico flooring and radiator.

KITCHEN DINER

16' 5" x 10' 1" (5m x 3.07m) With uPVC double glazed window to side elevation, uPVC double glazed window and door to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1½ composite sink and drainer with mixer tap and filter water tap, Range cooker with seven ring gas hob, two ovens and grill and extractor fan over, integral fridge freezer, plumbing and space for a washing machine and dishwasher, breakfast bar and radiator.

LOUNGE

16' 5" x 12' 4" (5m x 3.76m) With uPVC double glazed window and double doors leading to the rear elevation, fire surround and hearth with gas fire inset, Amtico flooring and two radiators.

BEDROOM 2

11' 6" x 10' 5" (3.51m x 3.18m) With uPVC double glazed window to front elevation, Amtico flooring, fitted wardrobe and radiator.

BEDROOM 3 / SNUG

12' 7" x 10' 11" (3.84m x 3.33m) With uPVC double glazed window to front elevation, Amtico flooring, radiator, stairs to the First Floor and under stairs storage cupboard.



SHOWER ROOM

7' 9" x 5' 10" (2.36m x 1.78m) With uPVC double glazed window to side elevation, Amtico flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and walk-in shower, heated towel rail, spotlights to ceiling and extractor fan.

FIRST FLOOR

BEDROOM 1

25' 11" x 10' 3" (7.9m x 3.12m) With uPVC double glazed window to front elevation, two Velux windows to side elevation, radiator and eaves storage.

STUDY

10' 3" x 7' 8" (3.12m x 2.34m) With Velux window to side elevation, eaves storage and radiator.



OUTSIDE

The property is situated on a generous sized plot and has a lawned garden to the front with decorative gravelled areas and a range of shrubs and trees. A gate gives access to the lawned rear garden with decorative slated areas, two decked seating areas and a range of outbuildings to include a workshop with power and lighting, garden shed with power and lighting, a GRP built shed with power and a summer house with power and lighting. There is also an outside tap and outside power points. A driveway is located off Queen Elizabeth Road and has electric double gates leading to an off road parking space and giving access to the Detached Garage with power and lighting.





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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

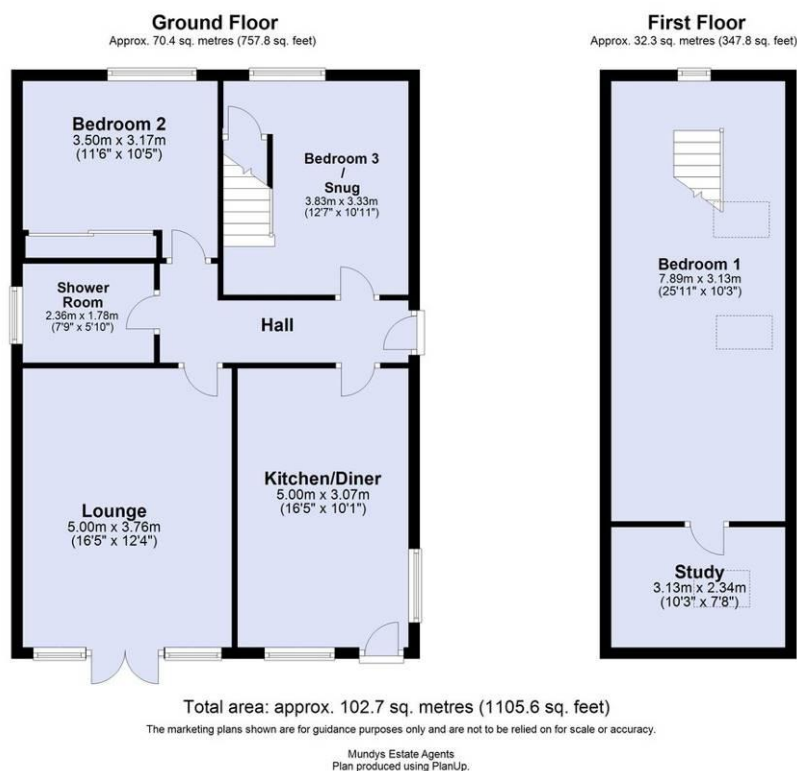
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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