



Burton Road
Lincoln

MOUNT & MINSTER

Burton Road

Lincoln

- Detached Family House
- Lounge Diner
- Kitchen
- Three/Four Bedrooms
- Bathroom & Shower Room
- Sought After Location
- Larger Than Average Garden

DESCRIPTION

A superb Four Bedroom detached house on one of the most popular streets in Uphill Lincoln. As well as extensive accommodation internally, this prominent property also boasts a separate garage, ample private parking and a large garden laid mainly to lawn at the rear.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

ACCOMMODATION

Entrance Porch

Tiled floor, uPVC double glazed windows and door and wall light.

Hallway

Carpet, composite front door, mosaic glazed window, ceiling light, radiator and understairs cupboard.

Lounge Diner

3.93m x 9.34 (12'10" x 30'7")

Carpet, uPVC double glazed window and French doors, ceiling lights, feature gas fireplace and radiators.

Kitchen

3.9m x 2.7m (12'9" x 8'10")

Tiled floor, fitted wall and base units, integrated double oven, four ring electric hob, microwave, fridge, Belfast sink, uPVC double glazed window, extractor fan, space for an American style fridge freezer, tiled splashback and recessed spotlights.

Lobby

Carpet, uPVC double glazed window and door and ceiling light.





Utility Room

1.82m x 2.86m (5'11" x 9'4")

Lino floor, uPVC double glazed window, space and plumbing for a washing machine and dryer, gas fired Worcester boiler and shelves.

Shower Room

1.90m x 1.71m (6'2" x 5'7")

Tiled floor and walls, low level WC, pedestal wash hand basin, electric shower, heated towel rail, uPVC double glazed window, extractor and ceiling light.

Bedroom Four/Office

4.4m x 2.9m (14'5" x 9'6")

Carpet, uPVC double glazed windows, radiator, ceiling light and loft access.

First Floor Landing

Carpet, ceiling light, loft access and radiator.

Bedroom One

4.59m x 3.9 (15'0" x 12'9")

Carpet, uPVC double glazed windows, ceiling light and radiator.

Bedroom Two

3.9m x 3.9m (12'9" x 12'9")

Carpet, ceiling light, uPVC double glazed window and radiator.

Bedroom Three

2.8m x 2.7m (9'2" x 8'10")

Carpet, uPVC double glazed window, radiator, ceiling light and storage cupboard.

WC

Lino floor, low level WC, pedestal wash hand basin, radiator, tiled walls, uPVC double glazed window and ceiling light.

Bathroom

2.10m x 2.88m (6'10" x 9'5")

Lino floor, pedestal wash hand basin, roll top bath, mains shower, heated towel rail, tiled walls, uPVC double glazed window, extractor and recessed spotlights.

Outside

Front - concrete driveway with wall and hedged borders leading to a detached single garage

Rear - patio leading to a lawned garden with hedged borders and mature trees.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: C
Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

EPC: D

VIEWINGS

Strictly via the Sole Agents: 01522 716204

PARTICULARS

Drafted following clients' instruction of January 2023.
Please note the photographs are from August 2021

ADDITIONAL INFORMATION

For additional info, please contact the agents or visit us at our offices:
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Atton Place, 32 Eastgate, Lincoln, LN2 1QA

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





306 Burton Road, Lincoln, LN1 3UN

Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft

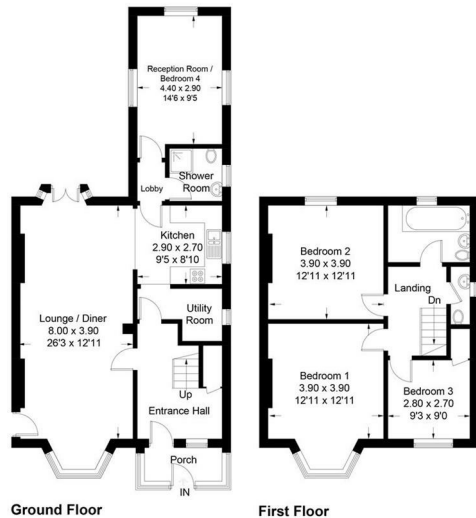


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (ID408319)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	53	76
England & Wales	EU Directive 2002/91/EC	

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