



Highfield, Yarborough Road

MOUNT & MINSTER



## Highfield

A rare opportunity to acquire a well positioned Uphill property with stunning views.

- Detached
- Open views to the rear
- Four generous bedrooms
  - Bathroom
- One bedroom Annexe potential
  - Living room
  - Dining room
    - Kitchen
    - Utility
  - Downstairs WC



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## INTRODUCTION

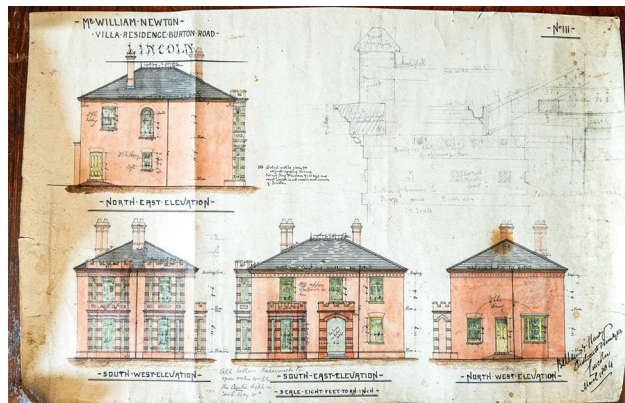
A unique opportunity to acquire a detached family dwelling in a prime uphill location offering the potential to re-model and refurbish as desired. The property is well positioned with views overlooking the cliff with accommodation briefly comprising entrance hall, utility, downstairs WC, kitchen, inner hall, living room, dining room, access through to a potential annexe with kitchen, wet room and bedroom.

To the first floor there are four generous bedrooms with a family bathroom.

## OUTSIDE

The property is located down a private road, where the property is accessed via gates providing ample off road parking. The garden is primarily laid to lawn with mature planted beds and stunning views overlooking the cliff.

There is a separate detached workshop with power and light, along with a further workshop/storage to the side of the property which provides access through to the rear garden.





## **LOCATION**

The property is located down a private road off the Burton Road roundabout. within easy walking distance of a range of amenities on Burton Road including a doctors surgery and Co-op. The Bailgate area is a short walk enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions. as well as having a superb selection of amenities, schools and excellent transport links.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

## **METHOD OF SALE**

Freehold with vacant possession on completion.

## **ENERGY PERFORMANCE CERTIFICATE**

Rating: G

## **COUNCIL TAX BAND**

Band: E

Lincoln City Council

**SERVICES**

The property has oil central heating, mains electricity, water and drainage.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of September 2024.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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**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.



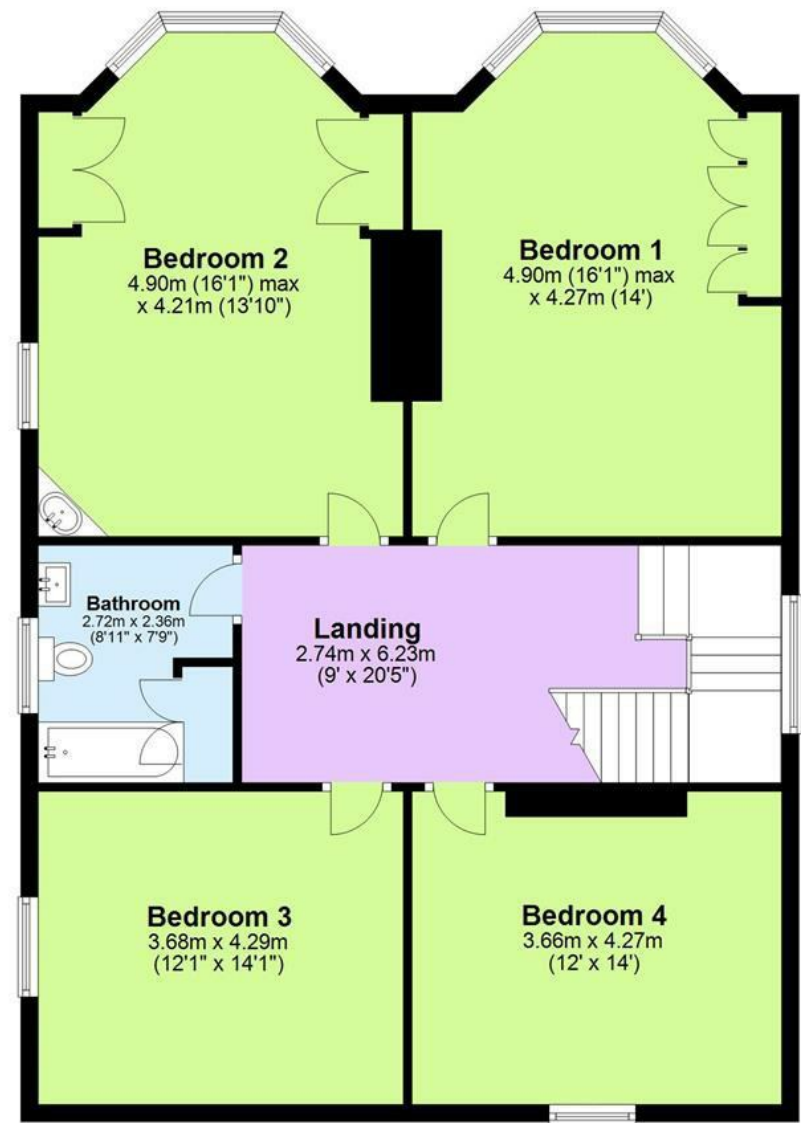
## Ground Floor

Approx. 135.6 sq. metres (1459.9 sq. feet)



## First Floor

Approx. 103.4 sq. metres (1112.8 sq. feet)



Total area: approx. 239.0 sq. metres (2572.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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## Highfield, Lincoln

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