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324 Burton Road, Lincoln, LN1 3UW



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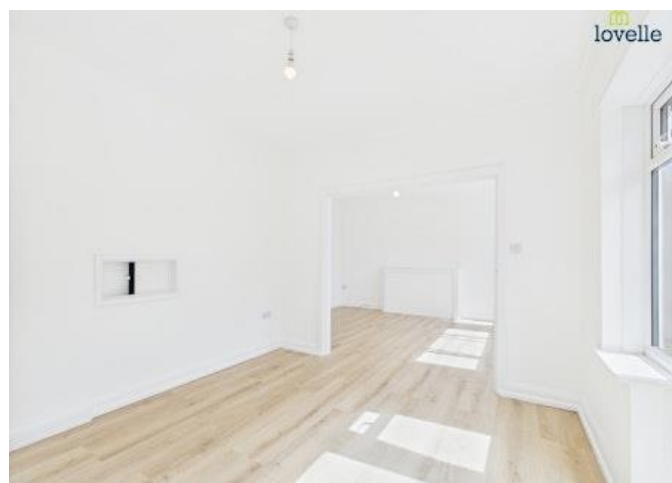
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When it comes to
property it must be


lovelle



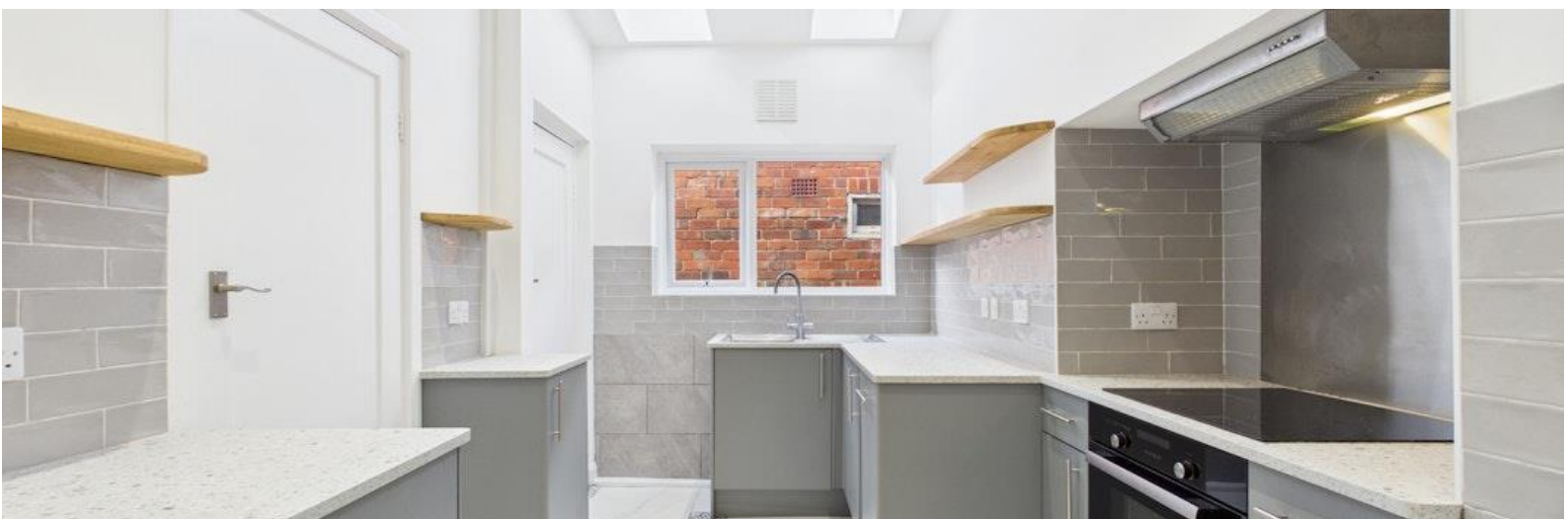
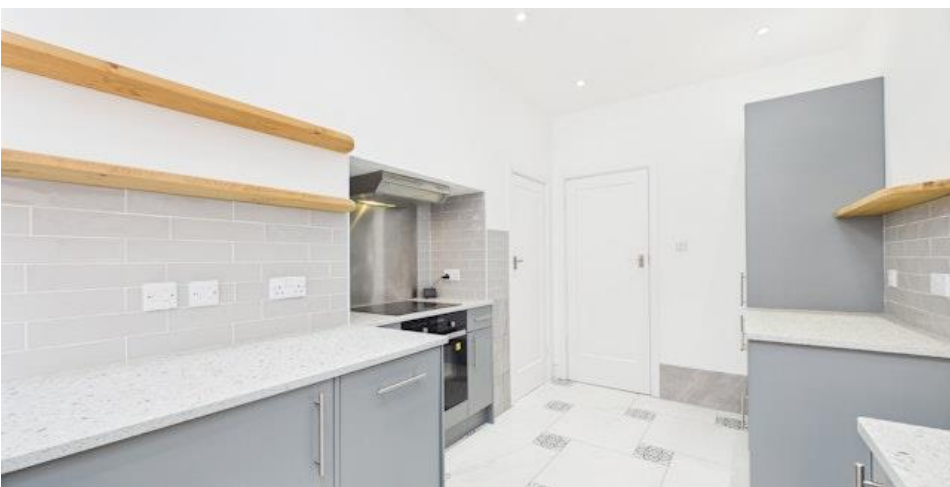
Asking Price: £395,000



Detached bungalow in uphill Lincoln with panoramic rear views across Lincoln. Recently refurbished throughout. There is a modern kitchen and bathroom. Generous plot with mature, multi-section rear garden and terrace. Driveway and car port, walking distance to Bailgate and amenities. Properties like this don't come to the market very often. Be quick!

Key Features

- Detached bungalow in uphill Lincoln
- Elevated plot with panoramic views
- Recently refurbished throughout
- Ready to move straight in
- 3 bedrooms, sunroom
- Open plan lounge & diner
- Stylish kitchen with pantry
- Mature rear garden, generous plot
- Driveway, and carport
- Council tax band: C
- EPC rating D
- Tenure: Freehold





Introduction

Situated in a sought-after uphill location of Lincoln, this detached three-bedroom bungalow enjoys a remarkably generous plot with breath-taking, panoramic views over the city and surrounding countryside. The property has been tastefully renovated throughout, combining fresh modern interiors with subtle character features. The accommodation includes a wide and welcoming entrance hall, three versatile bedrooms, a stylish re-fitted bathroom and separate WC, and a contemporary kitchen with skylights, ample storage, and a walk-in pantry. The bright and spacious living room opens seamlessly into the dining area, both enjoying a light-filled dual aspect with French doors opening out to the garden. A sunroom to the front adds further flexibility to the layout, ideal as a reading room or additional reception space.

Undoubtedly one of the home's most impressive features is its incredible rear garden—offering depth, variety, and outstanding views. The garden has been thoughtfully divided into sections, including a paved terrace, productive growing beds, a mature orchard-style space, and lawned areas, all enclosed by lush planting and mature trees. Whether you're looking to entertain, grow your own produce, or simply relax and enjoy the outlook, this garden delivers.

The front of the property features a block-paved driveway, lawned frontage, and a covered car port, offering off-street parking and additional storage potential.

With its elevated position, extensive outside space, and proximity to local amenities, schools and the historic Bailgate area, this is a rare opportunity not to be missed.

Particulars Of Sale

Carport

5.39m x 2.57m (17'8" x 8'5")

The carport is a practical and versatile space that provides covered off-street parking and doubles as the main access point into the property. Neatly enclosed with a double set of doors at the front and a glazed uPVC door at the rear, it creates a sheltered entrance into the home via the internal courtyard. There are fitted wall shelves for additional storage and power sockets available, making the space functional for a variety of uses beyond just parking.

Sunroom

4.79m x 1.93m (15'8" x 6'4")

Accessed via the car port, the sunroom acts as a light and versatile entrance space to the property. With its pitched polycarbonate roof, full-width windows, and wood-effect flooring, it provides a pleasant transition into the home. The space is ideal for use as a morning room, occasional seating area or even a useful buffer zone for coats and shoes. From here, doors lead into the third bedroom/study and the main entrance hall, connecting this area smoothly with the rest of the property.

Bedroom 3 / Study

2.82m x 2.09m (9'4" x 6'11")

Located separately from the main bedroom wing, just off the sun lounge, making it an ideal space for a home office, studio or guest room. It enjoys a rear-facing aspect overlooking the garden, allowing in plenty of natural light. Finished in a neutral décor with fitted carpet and a radiator, this versatile room offers a quiet and flexible space to suit a range of needs.

Entrance Hall

4.75m x 2.37m (15'7" x 7'10")

The entrance hall offers a bright and welcoming first impression, enhanced by natural light from two decorative side windows with patterned glass. It features warm oak-style flooring, crisp white walls, and inset ceiling spotlights, giving it a clean and contemporary feel. An elegant arched walkway leads through to the bedroom wing of the home, while a useful built-in cupboard provides practical storage. This spacious hall forms a central hub, giving access to all main living areas.

Living Area

4.3m x 3.27m (14'1" x 10'8")

A bright and spacious living area with large windows framing views of the rear garden, flooding the room with natural light. The space is finished in neutral tones with light wood-effect flooring, offering a versatile setting for relaxing or entertaining. The layout flows seamlessly into the adjoining dining area, enhancing the sense of openness and connectivity.

Dining Area

3.18m x 3.33m (10'5" x 10'11")

Open plan to the living room, the dining area enjoys dual-aspect windows and French doors opening out to the garden—ideal for summer dining and entertaining. There is ample space for a family dining table, and the room is equally suited for more informal use or additional seating. A small internal hatch also connects to the kitchen.

Kitchen

4.14m x 2.19m (13'7" x 7'2")

The kitchen has been stylishly refitted with a contemporary range of grey units, quartz-style work surfaces, and modern metro-tiled splashbacks. Twin skylights fill the space with natural light, enhancing the bright and airy feel. Integrated appliances include an electric oven, hob, extractor fan, dishwasher, and fridge freezer. A walk-in pantry provides useful storage and features a serving hatch through to the dining area. There is also an additional walk-in cupboard which houses the electric meter and fuse board and offers further storage.

Pantry

2.13m x 0.98m (7'0" x 3'2")

A walk-in pantry provides useful storage and features a serving hatch through to the dining area.

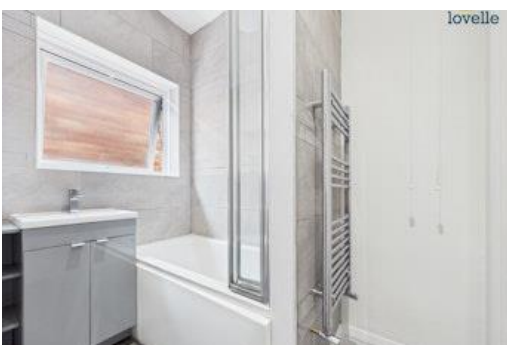
Side Entrance

There is a useful side entrance located between the kitchen and pantry. This uPVC door provides an alternative access point into the home, ideal for day-to-day use or bringing in shopping directly to the kitchen.

Bathroom Area

2.09m x 1.36m (6'11" x 4'6")

The bathroom has been smartly modernised and features full height tiling to the bath area with a shower screen and rainfall shower fitted over the bath. A large, frosted window provides natural light and privacy. There is a sleek vanity unit with inset sink and chrome mixer tap, complemented by a close-coupled WC, heated towel rail, and ceiling-mounted extractor fan. The room also benefits from an additional side-facing window and useful shelf above the radiator.





WC

1.21m x 0.99m (4'0" x 3'2")

Bedroom 1

3.8m x 3.31m (12'6" x 10'11")

A generously sized double bedroom situated at the front of the property, featuring a large, curved bay window that allows in plenty of natural light. The room is newly decorated in neutral tones with fresh carpeting underfoot, offering a bright and comfortable space ready to personalise.

Bedroom 2

3.8m x 3.35m (12'6" x 11'0")

Another spacious double bedroom, enjoying a front-facing aspect with a wide window allowing in plenty of natural light. The room is freshly decorated and carpeted, and benefits from a built-in recessed shelving area, ideal for display or storage. A bright and versatile room ready for use as a bedroom, home office or guest space.

Outside

Gardens & Driveway

The property enjoys an extensive and beautifully established rear garden, stretching far beyond the house with mature trees, fruiting shrubs, shaped beds and distinct areas for seating, lawn, and planting. A central gravel path meanders through to a productive allotment-style section at the far end, offering raised beds, a potting area, shed, and excellent scope for keen gardeners. The garden has been lovingly curated over the years and truly is a standout feature, ideal for outdoor enjoyment, family use, or quiet reflection.

The front garden is mainly laid to lawn with established borders, and a block-paved driveway provides ample off-street parking. A garage is also attached.

The elevated position of the home affords sweeping views over North Hykeham and across the surrounding countryside - a striking backdrop visible from parts of the garden and rear windows, offering a sense of space and connection with the wider landscape.

Agents Note

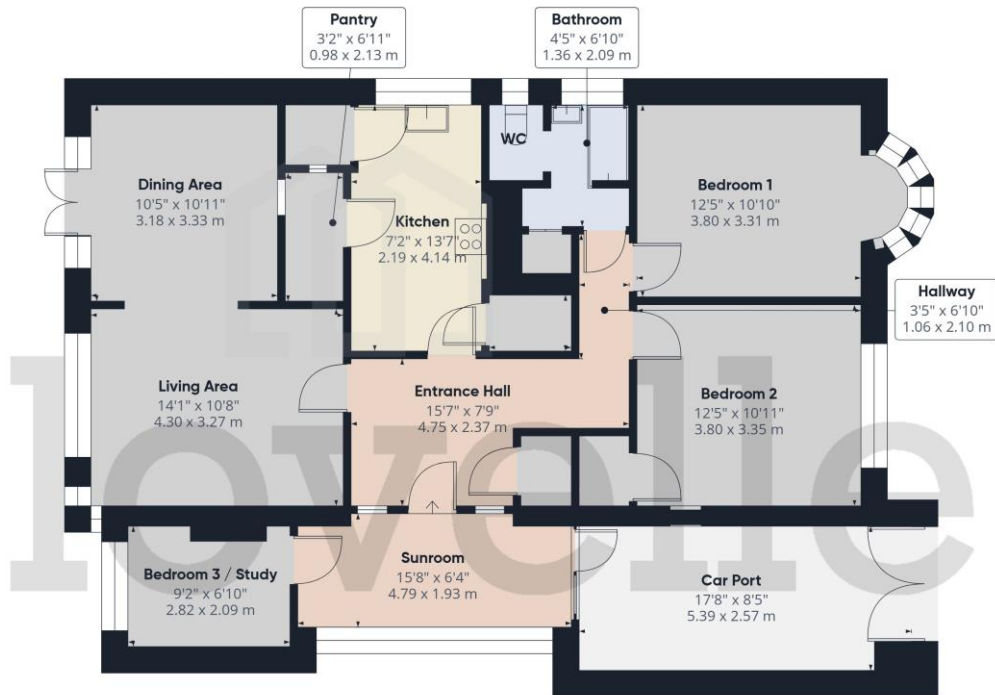
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Approximate total area[®]
1201 ft²
111.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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01522 305605

lincoln@lovelle.co.uk