

- Executive Family Residence
- 2,863 Sq Ft Of Living Accommodation
- 4 Double Bedrooms & 3 Bathrooms
- High Specification Finish, Built In 2008
- 4 Reception Rooms & Grand Entrance Hall
- Breakfast Kitchen & Utility Room
- Ample Parking Provisions & Double Garage
- Private Development Of 3 Executive Dwellings
- Solar Panels Generating Approx £2,000 Per Annum

Burton Road, Uphill, LN1 3XE,
Offers In Region Of £550,000





This executive family residence enjoys an Uphill location ideally situated for city and country living, offering 2,863 Sq Ft of living accommodation over 2 floors. The property was built by RIVA Construction in 2008 and is part of a private development of 3 substantial homes accessed via a private tree lined road. Upon entering the property you are welcomed by a grand entrance hall with feature split staircase rising to the first floor. There is a breakfast kitchen with a range of fitted units and included appliances, separate dining room with 2 front facing windows allowing for an abundance of natural light. The remainder of the ground floor is completed by a utility room, lounge measuring 19'8x16'5, snug with feature bay window and a downstairs wc. Rising to the first floor are 4 double bedrooms which offer fantastic spaces and all benefit from the use of a 4 piece family bathroom. Furthermore, the master bedroom comes with its own private en suite and walk in dressing room. Bedroom 2 also includes a private en suite and the additional benefit of 'his & hers' built in wardrobes. External gardens wrap around the side and rear facing south, and as an advantage the home will be sold with Solar Panels owned outright - currently achieving over £2,000pa in income. There is a generous driveway which is block paved and provides access to a double garage measuring 18ftx18ft. The house is set back on Burton Road and sits a half an hour walk from Lincoln Cathedral and Bailgate area. Due to its Uphill location the property sits within easy reach of an array of essential amenities such as schooling, Bishop Grosseteste, The University of Lincoln and Lincoln County Hospital. Furthermore, Burton Road includes an array of independent retail stores and cafes which offers a lively area for dining and socialising. Council tax band: F. Freehold.



Entrance Hall

Having front door entry to front aspect, ceramic tiled flooring, 2 radiators and feature split staircase with under stairs storage.

Lounge

19' 8" x 16' 5" (5.99m x 5.00m)

Having wood framed window to either side aspects and French doors to the rear leading onto rear garden, engineered real wood flooring open gas fireplace and radiator.

Breakfast Kitchen

16' 5" x 15' 1" (5.00m x 4.59m)

Having a range of base and eye level units with granite counter worktops, integral appliances such as rangemaster cooker with 5 ring hob and extractor, integral dishwasher, integral fridge freezer, microwave, one and a half sink and drainer unit, ceramic tiled floor finish, wood framed windows to front and rear aspects, radiator and access into:

Utility Room

12' 0" x 7' 7" (3.65m x 2.31m)

Having built-in storage cupboard, eye and base level units with space and plumbing for appliances, radiator, ceramic tiled flooring, wood framed window to side aspect and composite door to rear aspect leading onto to rear garden.

Dining Room

15' 2" x 12' 0" (4.62m x 3.65m)

Having wood framed window to front aspect, radiator and engineered real wood flooring.

Snug

15' 2" x 15' 1" (4.62m x 4.59m)

Having wood framed bay window to front aspect, engineered real wood flooring, gas stove fireplace and radiator.

Study

10' 2" x 8' 6" (3.10m x 2.59m)

Having wood framed window to front aspect, engineered real wood flooring and radiator.

Downstairs WC

Having wood framed obscure window to side aspect, radiator, pedestal hand wash basin unit and low level WC.

First Floor Landing

Having wood framed window to front aspect, radiator, feature split staircase leading to ground floor. Access to bedrooms. Loft access with pull down ladder. Having potential space to extend into the roof.

Master Bedroom

19' 8" x 16' 5" (5.99m x 5.00m)

Having 2 wood framed windows to rear aspect, 1 wood framed window to side aspect. Having built-in storage arrangement to include wardrobes, dressing unit, bedside units and twin radiators. Access to:

Walk-In Dressing Room

Having shelving and railing.

En-Suite

Having obscure wood framed window to rear aspect, shower cubicle, tiled surround and flooring, chrome heated hand towel rail, vanity unit and low level WC.

Bedroom 2

16' 5" max x 15' 1" (5.00m x 4.59m)

Having wood framed window to rear aspect, His & Hers built-in wardrobes, radiator, wood framed double glazed window to rear aspect and radiator.

Shower Room

12' 0" x 7' 7" (3.65m x 2.31m)

Having Velux window, low level WC, rainfall shower, vanity hand wash basin, extractor unit, tiled floor and half tiled surround.

Bedroom 3

15' 2" x 12' 2" (4.62m x 3.71m)

Having 2 wood framed windows to front aspect, radiator and built-in wardrobe.

Bedroom 4

15' 2" x 12' 0" (4.62m x 3.65m)

Having 2 wood framed windows to front aspect and radiator.

Outside Rear

Having an enclosed garden with fenced perimeters, mature flowerbeds and hedged perimeters. Being mostly laid to lawn with paved seating area (orientation facing south).

Outside Front

Having large block paved driveway with side garden being mostly laid to lawn and gated access to the rear. Access to:

Double Garage

18' 0" x 18' 0" (5.48m x 5.48m)

Having 2 electric up and over doors, power and lighting.

Agents Note 1

The property comes with owned outright solar panels. Currently returning over £2,000 per annum. With the current tariff of £0.683 per unit generated subject to annual RPI increases.

Tax free Solar return / Taxable income

Solar:

Quarterly payments = £2,200pa

Saving on electricity = £ 800pa

Total tax free annual benefit. £3000

Taxable income of £5000 equates to the same £3000 at 40% tax rate.

Benefit over remaining 12 years (before compounded annual RPI increases)
£36,000

Equivalent to £60,000 pre tax income.

Current payment £0.7185*per kW generated,
plus additional 5p on 50% kW generated.

Installed September 2011

New inverter November 2023

RPI increase 1 April annually

*new tariff April 25 £0.7390





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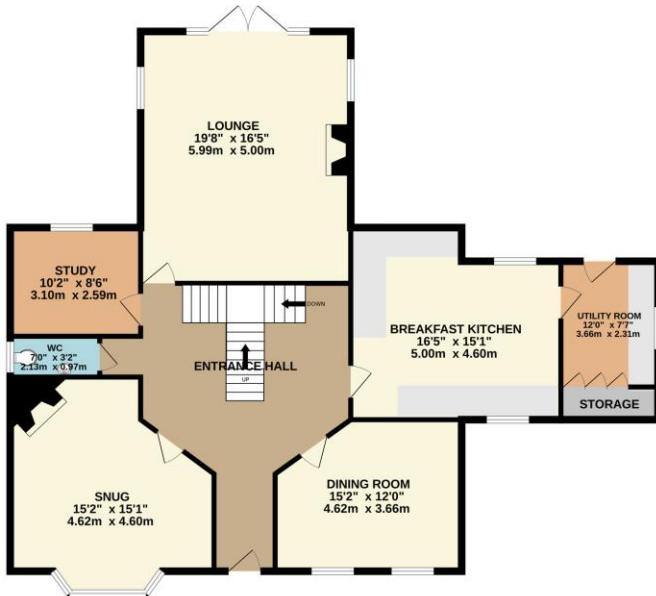


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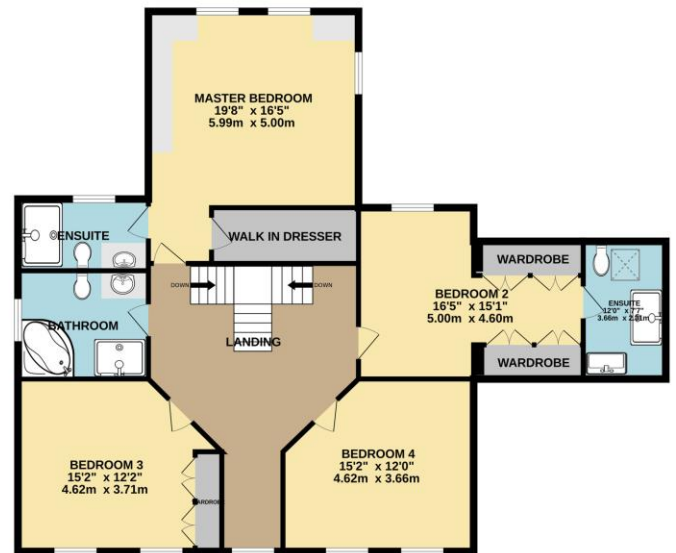


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GROUND FLOOR
1377 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



TOTAL FLOOR AREA : 2863sq.ft. (266.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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