

- Substantial Semi-Detached Residence
- Elevated City Centre Position
- 5/6 Bedrooms, 4 Bathrooms
- Independent Studio Apartment
- Stunning Views Over Lincoln & Beyond
- Driveway For Several Vehicles
- Pleasant Rear Garden
- Call Today To View!

Yarborough Road, Uphill, LN1 1HR,
Guide Price £550,000 - £570,000





SUPERB VIEWS! STUNNING HOUSE! 2688 SQ FT!! Standing in an elevated city centre position is this substantial and very well presented semi detached residence on Yarborough Road. The property was built in circa 1897 and designed by renowned Lincoln architects William Mortimer and Sons, a company also known for designing many Lincoln landmark buildings to include The Grandstand on Carholme Road. Accommodation is spread over four floors and offers spacious and versatile living which briefly comprises: spacious entrance hallway with original mosaic tiled floor, 20ft sitting room with large bay window and views to the front aspect, separate dining/playroom, 18'7 kitchen diner with french doors overlooking the garden, utility and ground floor wc. Over the first and second floors there are 5 double bedrooms, two ensuites and large family bathroom. To basement level there is also a studio apartment with its own independent access, comprising lounge and bedrooms area with kitchenette, and an ensuite shower room. Outside the property benefits from a driveway with space for several vehicles, and a generous size garden to the rear. Call today to arrange a viewing! Council tax band: D. Freehold.



Ground Floor

Entrance Hallway

Having uPVC front entrance door, original mosaic tiled floor, 2 radiators, dado rail, picture rail, coved ceiling, stairs rising to first floor and door with stairs leading to basement.

Sitting Room

20' 0" into bay x 14' 2" (6.09m x 4.31m)

Having large walk-in bay window with views to front aspect, oak wooden flooring, coal effect gas fireplace with granite hearth and attractive wooden surround, 2 radiators, dado rail, picture rail and ornate coving.

Dining/Play Room

17' 7" max x 14' 3" (5.36m x 4.34m)

Having bay window with views to front aspect, feature cast-iron log burner fireplace with paved hearth and brick built surround, radiator, dado rail, picture rail and ornate coving.

Kitchen Diner

18' 7" x 12' 10" (5.66m x 3.91m)

Having a range of matching wall and base units with granite work surfacing, larder unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over, space for cooking range with cooker hood over, space for fridge freezer, integral dishwasher, additional built-in fridge and freezer, ceramic tiled floor to kitchen area, feature cast-iron log burner fireplace, oak wooden flooring, radiator, coved ceiling, downlights and French doors overlooking the garden.

Utility

Having single drainer stainless steel sink unit with mixer taps over and base unit beneath, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, walls units and extractor.

Ground Floor WC

Having low level WC, wash hand basin, ceramic tiled floor, radiator and fully tiled walls.

Basement

The basement offers independent living with it's own access and suitable for a wide variety of different purposes and has occasionally being used by the owners as a holiday let apartment which has generated a healthy income. Please call office for further information.

Hallway/Kitchenette

Having 2 base units, stainless steel sink unit with mixer taps over and tiled splash backs, 2 burner ceramic hob, luxury vinyl flooring with underfloor heating and stairs rising to ground floor level.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC, luxury vinyl flooring, LED downlights and extractor.

Bedroom/Living Area

16' 6" into bay x 13' 10" (5.03m x 4.21m)

Having independent uPVC front entrance door, luxury vinyl flooring with underfloor heating and electric wall heater.

First Floor Landing

Having radiator, dado rail, large airing cupboard housing hot water cylinder and central heating boiler and stairs to second floor.

Bedroom 3

16' 6" into bay x 14' 7" (5.03m x 4.44m)

Having large bay window to front aspect with views over local rooftops and beyond, ornamental fireplace, radiator, dado rail and coved ceiling.

Bedroom 4

15' 2" max x 14' 2" max (4.62m x 4.31m)

Having radiator.

En-Suite

Having 3 piece suite comprising shower cubicle with mains rainfall shower and additional handheld shower, pedestal wash hand basin, low level WC, attractive tiled effect vinyl flooring, heated towel rail, part tiled walls and electric shower point.

Bedroom 5

11' 5" x 9' 3" (3.48m x 2.82m)

Having radiator, picture rail and coved ceiling.

Family Bathroom

Having spacious 3 piece suite comprising corner panelled bath with mains fed rainfall shower, additional handheld shower and curved glass shower screen over, pedestal wash hand basin, low level WC, attractive tiled effect vinyl flooring, heated towel rail, fully tiled walls, downlights, extractor and large storage cupboard.

Second Floor Landing

Having radiator, dado rail, coved ceiling and large frosted window to rear aspect.

Master Bedroom

16' 7" min x 14' 10" (5.05m x 4.52m)

Being currently used as an office. Having ornamental fireplace, LED downlights, Velux window to side and French doors leading to balcony with panoramic views over local rooftops, Lincoln's West Common and beyond.

En-Suite

Having spacious 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional handheld shower and curved glass shower screen, pedestal wash hand basin, low level WC, attractive tiled effect vinyl flooring, heated towel rail, fully tiled walls, electric shaver point and Velux window to side.

Bedroom 2

14' 2" x 12' 7" (4.31m x 3.83m)

Having built-in storage cupboard, radiator, access to loft and 2 windows to side aspect with views over local rooftops and beyond.

Outside Front

The property benefits from a generous sized block paved driveway which offers parking space for at least 3 vehicles, uPVC door leading into basement and steps leading to main front entrance door giving access to entrance hallway. Gate at side leading to rear garden.

Outside Rear

To the rear of the property there is a generous sized split level garden comprising lower timber decking area with steps rising to lawn. Further steps leading to elevated paved patio area and additional patio area to side of property.

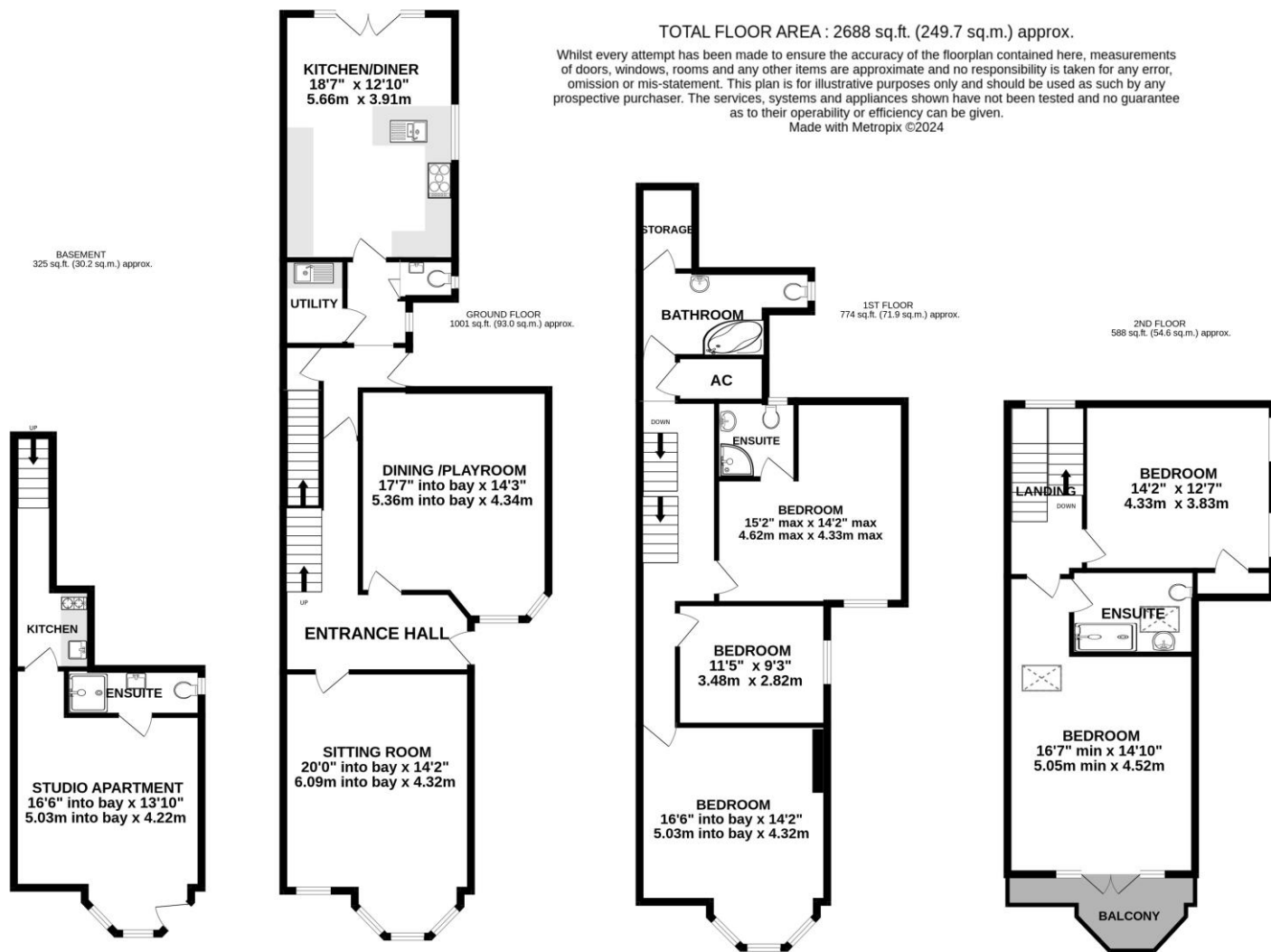








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